MAYNARD ESTATES

2 Cowslip Lane, Coalville, LE67 4AJ

£275,000

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Bio&Me
GRANOLA

Brief Description

£275,000

Available with NO CHAIN, situated on the edge of Coalville, this IMPRESSIVE THREE STOREY SEMI DETACHED HOME offers stylish, well presented accommodation throughout, ideal for first-time buyers or families alike. Built by David Wilson Homes and tucked away within a quiet cul-de-sac, with modern finishes and spacious living across three floors.

The accommodation begins with an entrance hall featuring wood effect flooring, a ground floor WC, and access to a spacious dual aspect living room with a bay window, additional side window, fitted Venetian blinds, feature lighting, understairs storage, and multimedia points.

To the rear is a SUPERB UPGRADED KITCHEN DINER fitted with grey shaker style wall and base units, white quartz worktops, and integrated appliances including an oven, induction hob with extractor, slimline dishwasher, and washing machine, with further space for a fridge freezer. The kitchen also benefits from under unit lighting, ceiling spotlights, contemporary flooring, and French doors opening onto the rear garden.

The first floor provides TWO GENEROUS DOUBLE BEDROOMS, both with fitted Venetian blinds, while the front bedroom also features decorative wall panelling. A modern family bathroom comprises a three-piece white suite with bath and shower over, WC, wash basin, heated towel rail, extractor fan, and opaque window. An additional landing area offers ideal study or office space and leads via a twist and turn staircase to the second floor.

Occupying the entire top floor, the MASTER BEDROOM SUITE includes Velux windows with integrated blinds, a further front elevated window, and a contemporary en-suite shower room with double shower, WC, wash basin, tiled splashbacks, spotlights, and extractor fan.

Externally, the property enjoys a REAR GARDEN with patio, lawn, and fenced boundaries. To the front is a landscaped and a paved pathway, while a tarmac driveway provides off-road parking and leads to a single garage with light, power, and up and over door

ON THE GROUND FLOOR	
Entrance Hall	
Cloakroom WC	
Living Room	11'9" x 14'11" (3.59 x 4.55)
Kitchen Diner	15'8" x 10'2" (4.79 x 3.12)
ON THE FIRST FLOOR	
Landing	
Bedroom Two	8'7" x 13'8" (2.63 x 4.18)
Bedroom Three	8'6" x 12'0" (2.61 x 3.68)
Family Bathroom	6'5" x 8'1" (1.97 x 2.48)

ON THE SECOND FLOOR

Master Bedroom	11'6" x 19'2" (3.51 x 5.86)
En-Suite	3'7" x 8'1" (1.11 x 2.47)

ON THE OUTSIDE

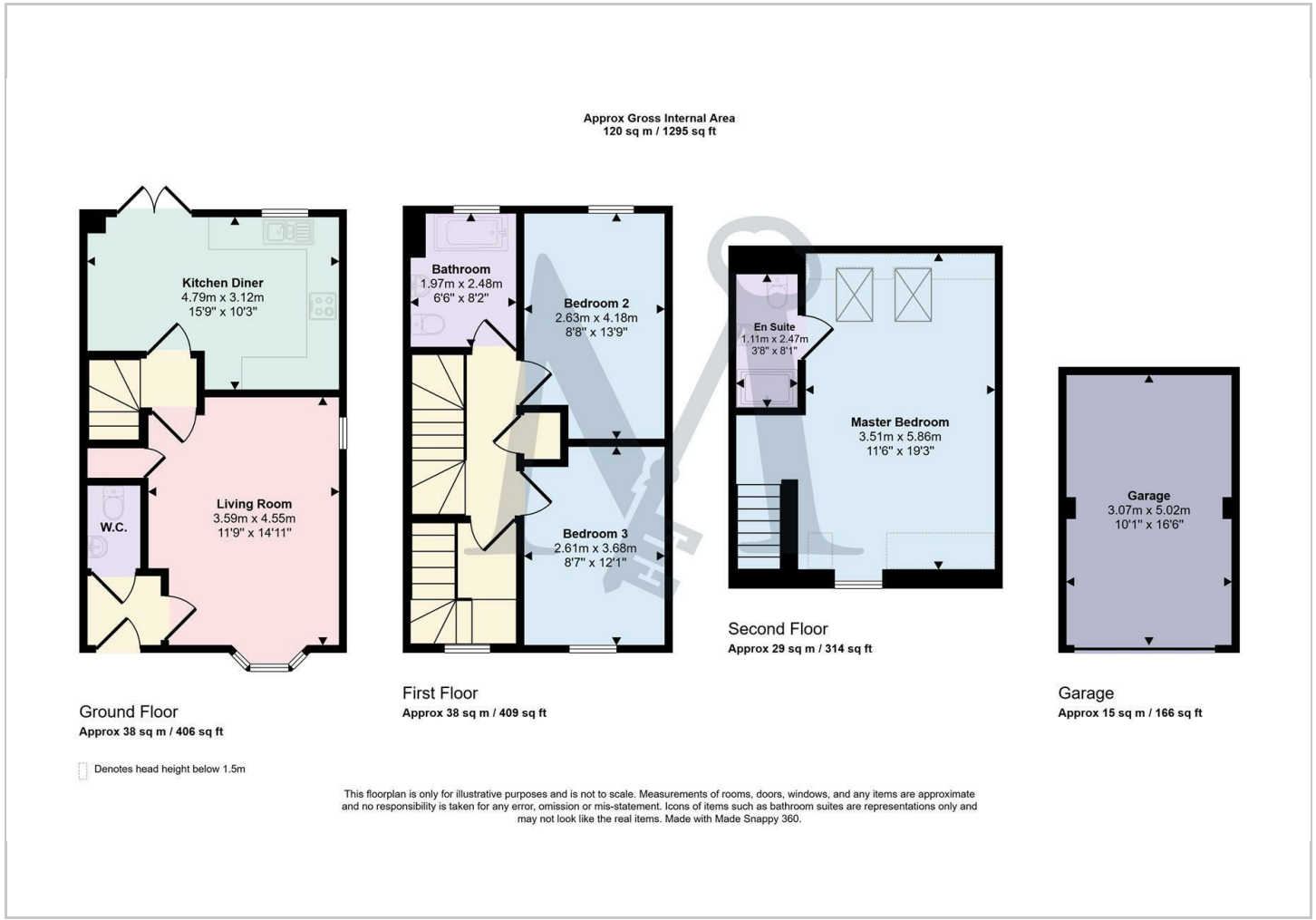
Front Garden	
Rear Garden	
Garage	10'0" x 16'5" (3.07 x 5.02)

Key Features

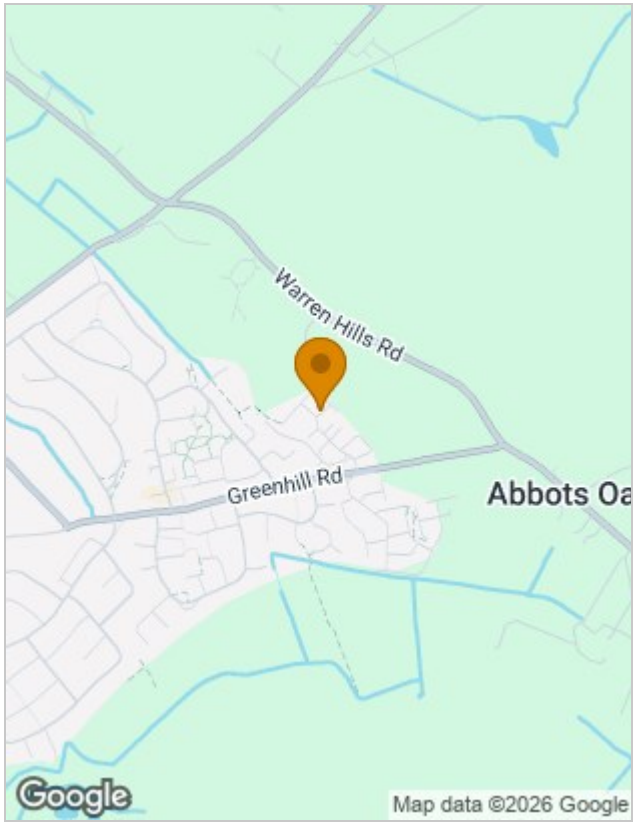
- Three Double Bedrooms
- Modern Fitted Dining Kitchen
- Contemporary Family Bathroom
- Single Garage With Power
- Quiet Cul-De-Sac Location
- Top Floor Master Suite
- Spacious Living Room
- Driveway Parking For Multiple Vehicles
- No Chain & Pet Free Home
- Virtual Property Tour Available

WASH.

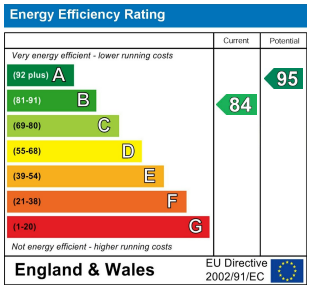
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Maynard Estates Office on 01530 682886
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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