

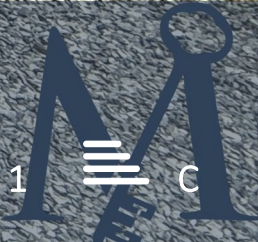


MAYNARD  
ESTATES



7 Jarvis Way  
Whitwick, Coalville, LE67 5HL

£200,000



## Brief Description

This BEAUTIFULLY PRESENTED two bedroom semi-detached home offers an excellent opportunity for first time buyers, combining stylish modern interiors with generous outdoor space and ample parking. Improved by the current owners, the property is ready to move straight into.

Occupying a quiet cul-de-sac position, the accommodation comprises an entrance hall, modern fitted kitchen and spacious living room to the ground floor, with two well proportioned bedrooms and a contemporary shower room to the first floor.

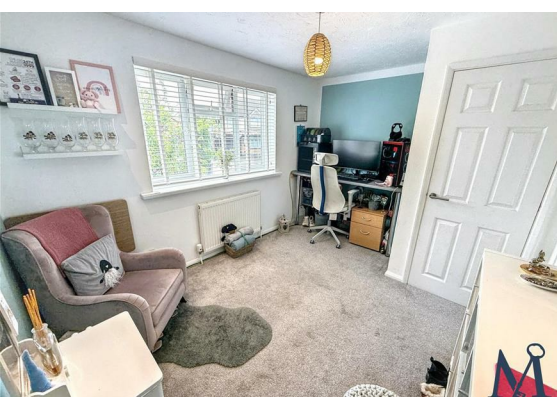
The property enjoys EXCELLENT KERB APPEAL with an attractive frontage, composite front door and driveway parking. The entrance hall features laminate flooring and stairs rising to the first floor. The modern kitchen is fitted with a range of wall and base units, feature splashbacks, an integrated oven, gas hob, composite sink and space for additional appliances.

To the rear, the spacious living room overlooks the landscaped garden and features ceiling spotlights, a BESPOKE MEDIA WALL with inset electric fire and useful understairs storage. French doors provide direct access to the garden, creating an ideal space for both relaxing and entertaining.

Upstairs, the main bedroom benefits from built in wardrobes with frosted sliding doors, while bedroom two is a generous double room with useful over stairs storage. Completing the accommodation is a STYLISH SHOWER ROOM fitted with a walk in shower, vanity wash hand basin and low level WC, complemented by attractive tiling and an illuminated mirror.

Outside, the rear garden has been THOUGHTFULLY LANDSCAPED to provide a low maintenance outdoor space, featuring a substantial Indian sandstone patio, gravel borders, timber shelter ideal for a hot tub, garden shed and gated side access. To the front, a lawned garden and generous driveway, together with an additional gravelled parking area, provide off road parking for multiple vehicles.





ON THE GROUND FLOOR

Entrance Hall

Kitchen

6'0" x 9'10" (1.83 x 3.02)

Lounge Diner

11'6" x 14'9" (3.51 x 4.51)

ON THE FIRST FLOOR

Landing

Bedroom One

9'3" x 9'8" (2.84 x 2.97)

Bedroom Two

11'9" x 9'0" (3.6 x 2.75)

Shower Room

5'6" x 5'8" (1.68 x 1.75)

ON THE OUTSIDE

Front Garden

Driveway

Additional Parking

Rear Garden



## Floor Plan



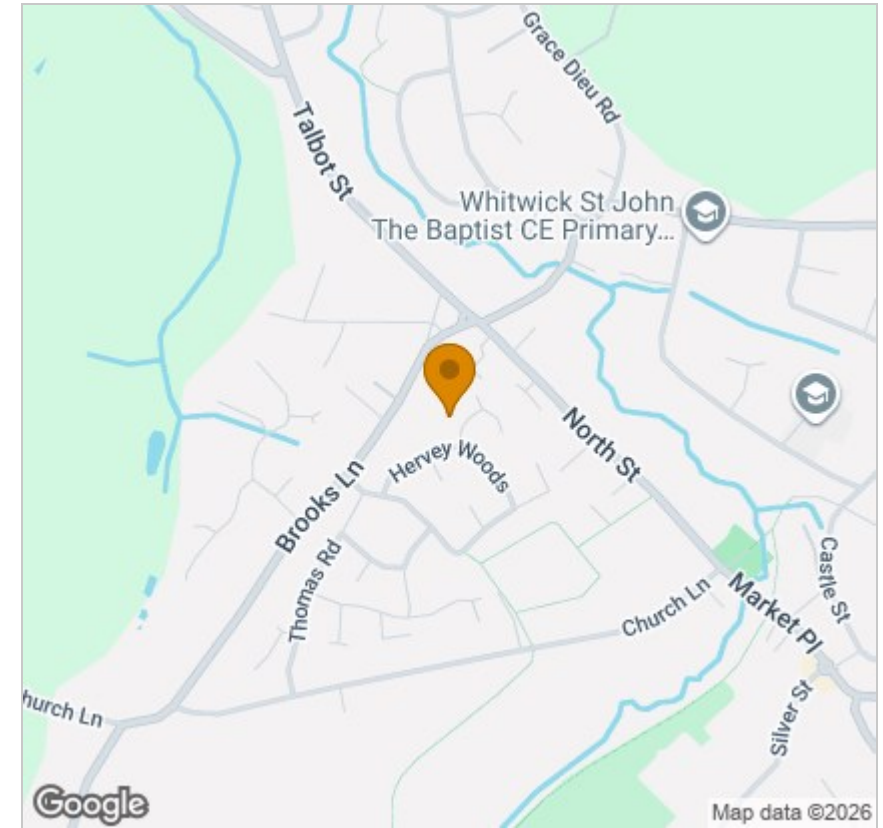
## Viewing

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

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## Area Map



## Energy Efficiency Graph

