



MAYNARD  
ESTATES



5 Ashby Road  
Newbold Coleorton, Coalville, LE67 8PB

£280,000



## Brief Description

This is a BRILLIANTLY PRESENTED THREE BEDROOM PERIOD HOME occupying a sought after village position and offering an excellent blend of character features and modern family living. Lovingly maintained by the current owner, the property benefits from a superb loft conversion, creating an impressive master bedroom with en-suite facilities and feature Velux roof balcony.

The accommodation is spacious and versatile throughout. A welcoming entrance hall leads to an elegant front living room featuring a bay window, high ceilings, attractive flooring and a charming WOOD BURNING STOVE. To the rear, the dining area enjoys French doors opening onto the garden, providing an ideal space for entertaining, and flows seamlessly into a wonderful open plan kitchen. This bright and airy space features a vaulted ceiling, floor to ceiling window and a range of modern fitted units complemented by integrated appliances and a TWIN BELFAST SINK.

The first floor offers two GENEROUS BEDROOMS and a contemporary family bathroom. Bedroom Two benefits from extensive fitted wardrobes together with its own WC and wash hand basin, while bedroom three enjoys views over the rear garden. The stylish family bathroom is fitted with a modern three piece suite and useful storage.

Occupying the entire top floor, the EXCEPTIONAL MASTER BEDROOM provides a fantastic sense of space and features oak flooring, air conditioning, Velux window and two feature VELUX ROOF BALCONY'S. The accompanying en-suite shower room is fitted with a walk in shower, WC and wash hand basin.

Externally, the property continues to impress with ATTRACTIVE GARDENS to the front and rear. The beautifully maintained rear garden offers paved seating areas, established planting, lawned sections and enclosed boundaries, creating a private and enjoyable outdoor space. A driveway provides OFF ROAD PARKING FOR MULTIPLE VEHICLES.

Combining period charm, generous accommodation and modern convenience in a highly DESIRABLE VILLAGE LOCATION.





## ON THE GROUND FLOOR

Entrance hall

Lounge Diner  
14'10" x 26'9" (4.54 x 8.16)

Kitchen  
6'4" x 11'5" (1.94 x 3.48)

## ON THE FIRST FLOOR

Landing

Bedroom Two  
9'4" x 14'0" (2.86 x 4.27)

En-Suite

Bedroom Three  
8'0" x 9'6" (2.44 x 2.91)

Bathroom  
6'3" x 9'4" (1.92 x 2.87)

## ON THE SECOND FLOOR

Master Bedroom  
14'5" x 20'4" (4.4 x 6.22)

En-Suite  
5'5" x 6'7" (1.67 x 2.03)

## ON THE OUTSIDE

Front Garden

Rear Garden

Driveway





## Floor Plan



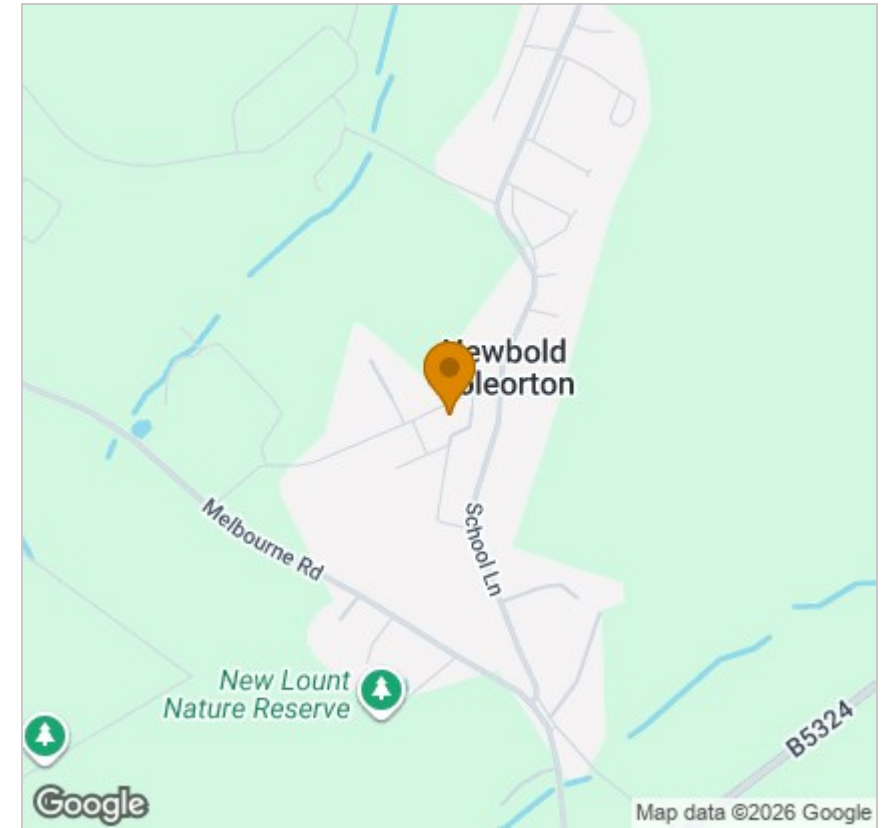
## Viewing

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

