

MAYNARD
ESTATES

Renira Aqueduct Road

Coleorton, Coalville, LE67 8JA

Asking price £700,000

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Brief Description

A rare opportunity to acquire a SUBSTANTIAL FOUR BEDROOM DETACHED HOME with a SEPARATE ONE BEDROOM ANNEX, occupying a highly desirable position on Aqueduct Road in Coleorton. Set within an attractive, mature plot with a superb southerly aspect and open countryside views, the property offers generous accommodation, versatility and exciting potential.

The main residence comprises an entrance porch, spacious reception hall, ground-floor WC, separate home office / playroom, generous dual-aspect living room featuring an impressive Inglenook fireplace and wood-burning stove. A separate dining room also enjoys patio door access onto the homes private rear garden. A dining kitchen and adjoining utility room conclude the extensive ground floor accommodation..

To the first floor are FOUR WELL PROPORTIONED DOUBLE BEDROOMS, including an impressive dual-aspect master bedroom with 5 PIECE EN-SUITE BATHROOM, together with a 5 piece family bathroom. Three bedrooms also benefit from fitted wardrobes.

A particular highlight is the detached, self-contained annex, situated alongside the DOUBLE GARAGE. Offering its own entrance hall, living room, kitchen, conservatory, double bedroom with fitted wardrobes and wet room shower, it provides excellent potential for multi-generational living or independent accommodation for a relative.

Externally, double entrance gates open onto a generous driveway providing AMPLE OFF ROAD PARKING, alongside a double garage. The established gardens feature lawns, paved pathways, mature trees and planted borders, with the SUBSTANTIAL SOUTH FACING REAR GARDEN enjoying a patio area and ATTRACTIVE COUNTRYSIDE VIEWS.

Fantastic scope for modernisation and refurbishment, this is an exciting opportunity to create a fantastic home in a sought-after location. With its generous proportions, separate annex, mature grounds and considerable scope to add value, this is a genuinely unique property with enormous potential.

























ON THE GROUND FLOOR

Entrance Porch
6'9" x 4'2" (2.06 x 1.29)

Entrance Hall

Dining Room
11'3" x 19'9" (3.45 x 6.02)

Kitchen
11'11" x 12'7" (3.65 x 3.84)

Utility
6'4" x 8'5" (1.94 x 2.59)

Living Room
14'6" x 21'6" (4.44 x 6.57)

Office
14'9" x 10'9" (4.5 x 3.29)

WC

ON THE FIRST FLOOR

Landing

Master Bedroom
11'3" x 20'7" (3.45 x 6.29)

En-Suite
6'7" x 12'0" (2.01 x 3.66)

Bedroom Two
14'6" x 13'7" (4.42 x 4.16)

Bedroom Three
14'8" x 8'3" (4.49 x 2.54)

Bedroom Four
11'11" x 12'0" (3.64 x 3.68)

Bathroom
11'3" x 7'1" (3.45 x 2.16)

ANNEX

Entrance Hall

Kitchen
10'3" x 5'6" (3.14 x 1.68)

Living Room
12'1" x 11'6" (3.7 x 3.53)

Conservatory
10'0" x 10'1" (3.07 x 3.09)

Bedroom One
10'0" x 10'11" (3.06 x 3.35)

Shower Room
6'8" x 5'6" (2.05 x 1.69)

ON THE OUTSIDE

Front Garden

Rear Garden

Driveway

Double Garage
15'7" x 16'6" (4.75 x 5.04)





















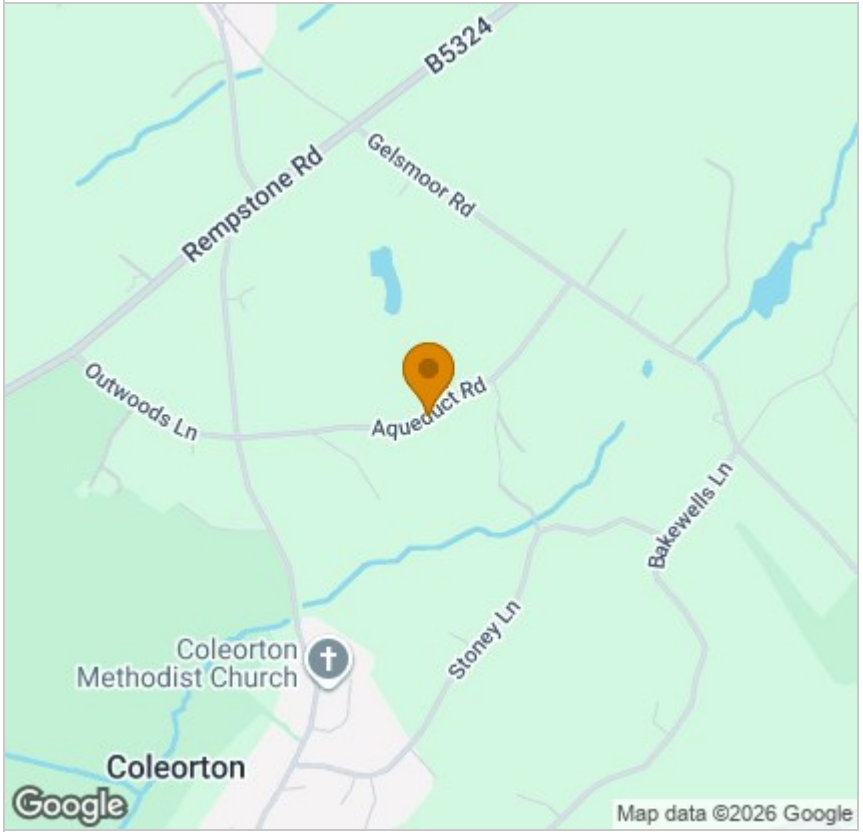




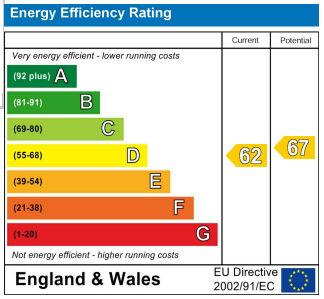
Floor Plan



Area Map



Energy Efficiency 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.

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