

MAYNARD
ESTATES

66 Blackwood, Coalville, LE67 4RF

Offers over £400,000

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Brief Description

Occupying a sought after position on Blackwood and backing onto a neighbouring cricket field, this EXCEPTIONAL DETACHED PERIOD HOME offers a rare blend of character and quality. Beautifully renovated throughout, the property provides spacious accommodation alongside a self contained one bedroom annex, ideal for multi generational living, guest accommodation or home working.

The welcoming entrance hall features decorative wall panelling, herringbone style LVT flooring and an attractive panelled staircase. The ground floor offers an excellent range of reception spaces, including a formal dining room with a striking brick fireplace with multi fuel stove, a spacious living room, a dedicated study and an IMPRESSIVE FAMILY ROOM EXTENSION with bi-fold doors opening onto the homes rear garden.

At the heart of the home is a STYLISH KITCHEN fitted with contemporary units, marble effect worktops and a Range Master cooker with six ring gas hob, complemented by exposed brick detailing and quality finish.

The first floor comprises TWO GENEROUS DOUBLE BEDROOMS, both benefitting from air conditioning. The master bedroom enjoys a modern en-suite shower room, while a beautifully refitted family shower room serves the second bedroom.

Outside, the SOUTH FACING REAR GARDEN has been thoughtfully landscaped for entertaining. A large composite deck leads onto a sandstone patio, while the BESPOKE OUTDOOR KITCHEN features granite worktops, a sink, built in barbecue and pizza oven beneath a vaulted pergola. The remainder of the garden offers a private lawned area with established planting and seating spaces.

A standout feature is the DETACHED SELF CONTAINED ANNEX, complete with a kitchenette, living/sleeping area, built in storage and en-suite shower room, providing flexible accommodation for relatives, guests or independent living.

Further benefits include SUBSTANTIAL OFF ROAD PARKING, air conditioning to both the main house and annex, no upward chain and a highly desirable location.





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ON THE GROUND FLOOR

Entrance Hall	
WC	7'4" x 3'1" (2.24 x 0.95)
Living Room	13'11" x 17'9" (4.25 x 5.43)
Dining Room	15'7" x 12'11" (4.75 x 3.94)
Study	14'0" x 6'0" (4.29 x 1.84)
Family Room	12'9" x 12'4" (3.89 x 3.78)
Kitchen	12'11" x 11'4" (3.94 x 3.47)



ON THE FIRST FLOOR

Landing	
Master Bedroom	11'5" x 12'2" (3.49 x 3.73)
En-suite	2'9" x 5'11" (0.86 x 1.81)
Bedroom Two	12'0" x 11'3" (3.68 x 3.45)
Shower Room	5'2" x 5'11" (1.6 x 1.81)
Driveway	
Rear Garden	
Self Contained Annex	9'3" x 21'5" (2.84 x 6.55)
Annex En-suite	8'11" x 5'1" (2.74 x 1.57)

Key Features

- Exceptional Detached Period Property
- Four Reception Rooms
- Large Garden with Outdoor Kitchen
- Substantial Off Road Parking
- Available With No Upward Chain
- Self Contained One Bedroom Annex
- En-Suite & Modern Family Shower Room
- Air Conditioning To Main House & Annex
- Backs Onto Neighbouring Cricket Field
- Virtual Property Tour Available





















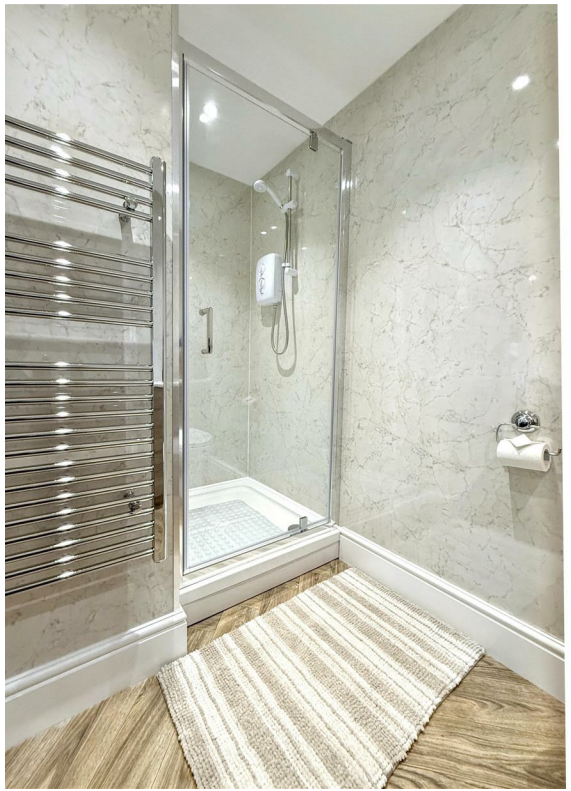














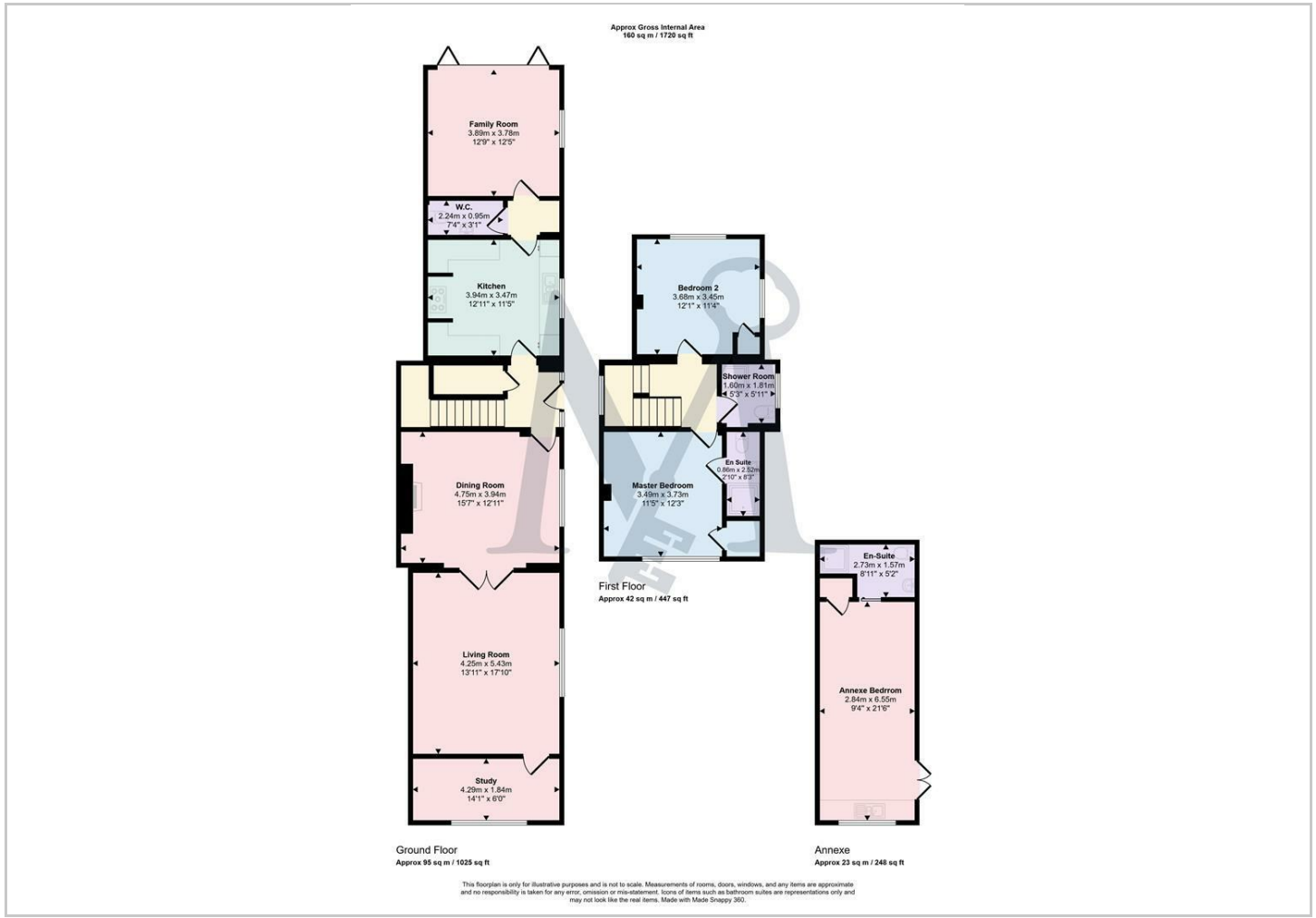




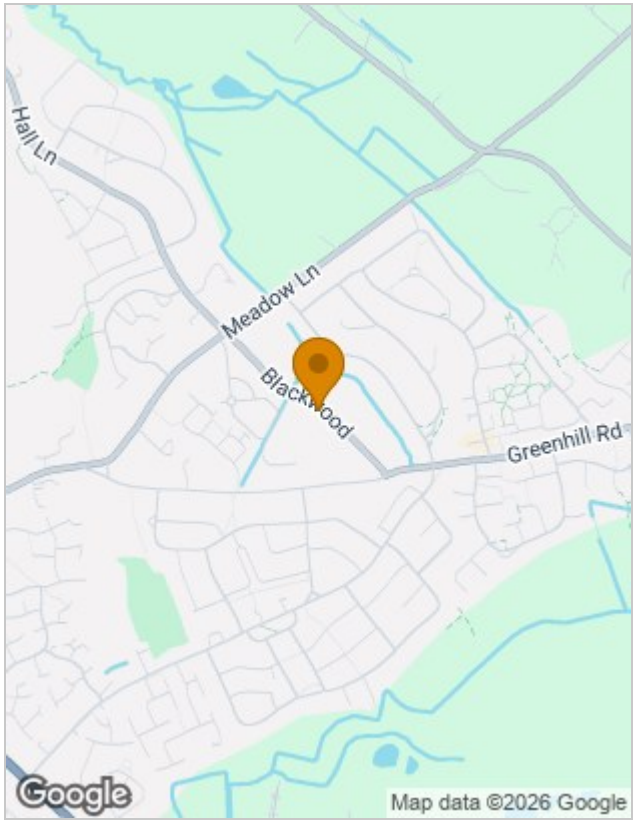




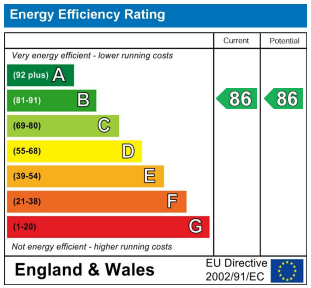
Floor Plans



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.

2-4 North Street, Whitwick, Coalville, Leicestershire, LE67 5HA
Tel: 01530 682886 Email: sales@maynardestates.co.uk maynardestates.co.uk