



11 Gillamore Drive, Coalville, LE67 5PA

£250,000





Brief Description

This delightful three-bedroom semi-detached house on Gillamore Drive, offers a PERFECT BLEND of modern living and family comfort. This beautifully appointed home located in the POPULAR VILLAGE of Whitwick, is ready for you to move in and make it your own.

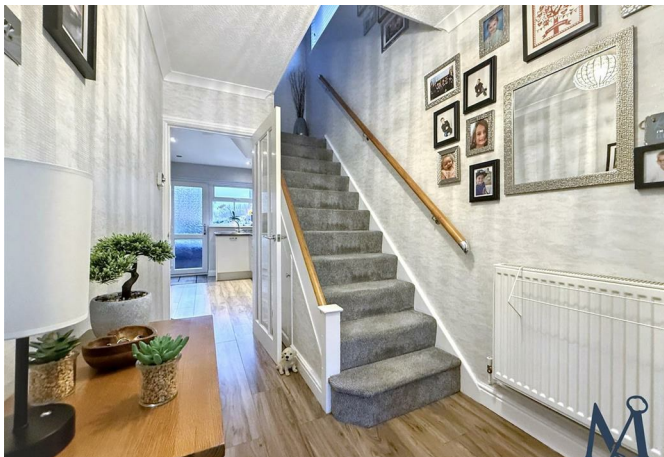
As you enter, you are greeted by a STYLISH composite front door that leads into an entrance porch. The ground floor features elegant, glazed timber doors, from the welcoming entrance hall which leads you seamlessly into the heart of the home. The kitchen boasts a CONTEMPORARY range of cream gloss wall and base units, complete with space for a fridge/freezer, an integrated oven, and a four-ring hob. The kitchen also benefits from a glazed access door to the garden, allowing for an abundance of natural light, and is enhanced by a chic tiled splashback and ceiling spotlights.

The open-plan dining area, connected to the SPACIOUS living room via an archway, is perfect for family gatherings. Patio doors from the dining area lead into a LOVELY CONSERVATORY, providing a TRANQUIL SPACE to unwind while overlooking the garden. The living room features a large bay window and a cosy fireplace with an electric fire, creating a warm and inviting atmosphere.

Upstairs, the landing grants access to three GENEROUSLY SIZED bedrooms, each offering ample space and a family bathroom boasting a contemporary three-piece white suite, complete with a 'P' shape panel bath, a WC, and a vanity wash hand basin, all elegantly finished with tiled walls and flooring.

The rear garden is a highlight, featuring a WELL-MANICURED sandstone patio, shaped lawns, and an array of mature shrubs and trees, all within an enclosed fenced boundary. A CONVENIENT UTILITY ROOM is located at the rear of the garage, offering further convenience within this home.

The property also offers off-road PARKING for multiple vehicles on a tarmac driveway, which leads to a single garage. With its ideal location on the edge of Whitwick, this home is perfect for families.



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ON THE GROUND FLOOR

Entrance Porch	8'0" x 1'8" (2.44m x 0.51m)
Entrance Hall	5'10" x 12'11" (1.78m x 3.94m)
Living Room	11'0" x 16'5" (3.35m x 5.00m)
Dining Area	8'8" x 9'7" (2.64m x 2.92m)
Conservatory	9'1" x 9'11" (2.77m x 3.02m)
Kitchen	8'0" x 10'10" (2.44m x 3.30m)

ON THE FIRST FLOOR



Landing

Bedroom 1 11'0" x 12'4" (3.35m x 3.76m)

Bedroom 2 9'5" x 11'8" (2.87m x 3.56m)

Bedroom 3 7'3" x 8'0" (2.21m x 2.44m)

Family Bathroom 5'11" x 7'0" (1.80m x 2.13m)

ON THE OUTSIDE

Utility Room 8'10" x 5'1" (2.69m x 1.55m)

Rear Garden

Front Garden

Driveway

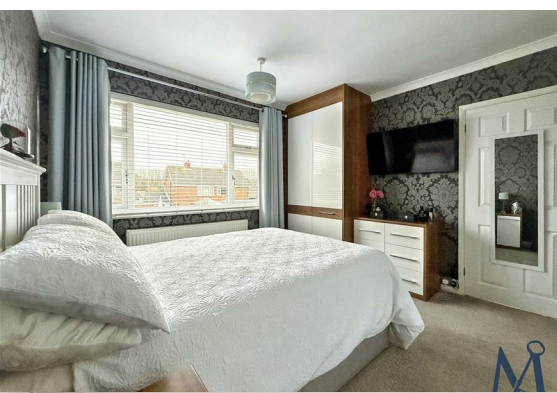
Single Garage 8'4" x 15'5" (2.54m x 4.70m)

Key Features

- Beautifully Presented Accommodation
- Separate Dining Area
- Modern Kitchen
- Driveway & Single Garage
- Popular Whitwick Village Location
- Spacious Living Room
- Extended Conservatory
- Contemporary Bathroom
- Landscaped Rear Garden
- Virtual Property Tour Available



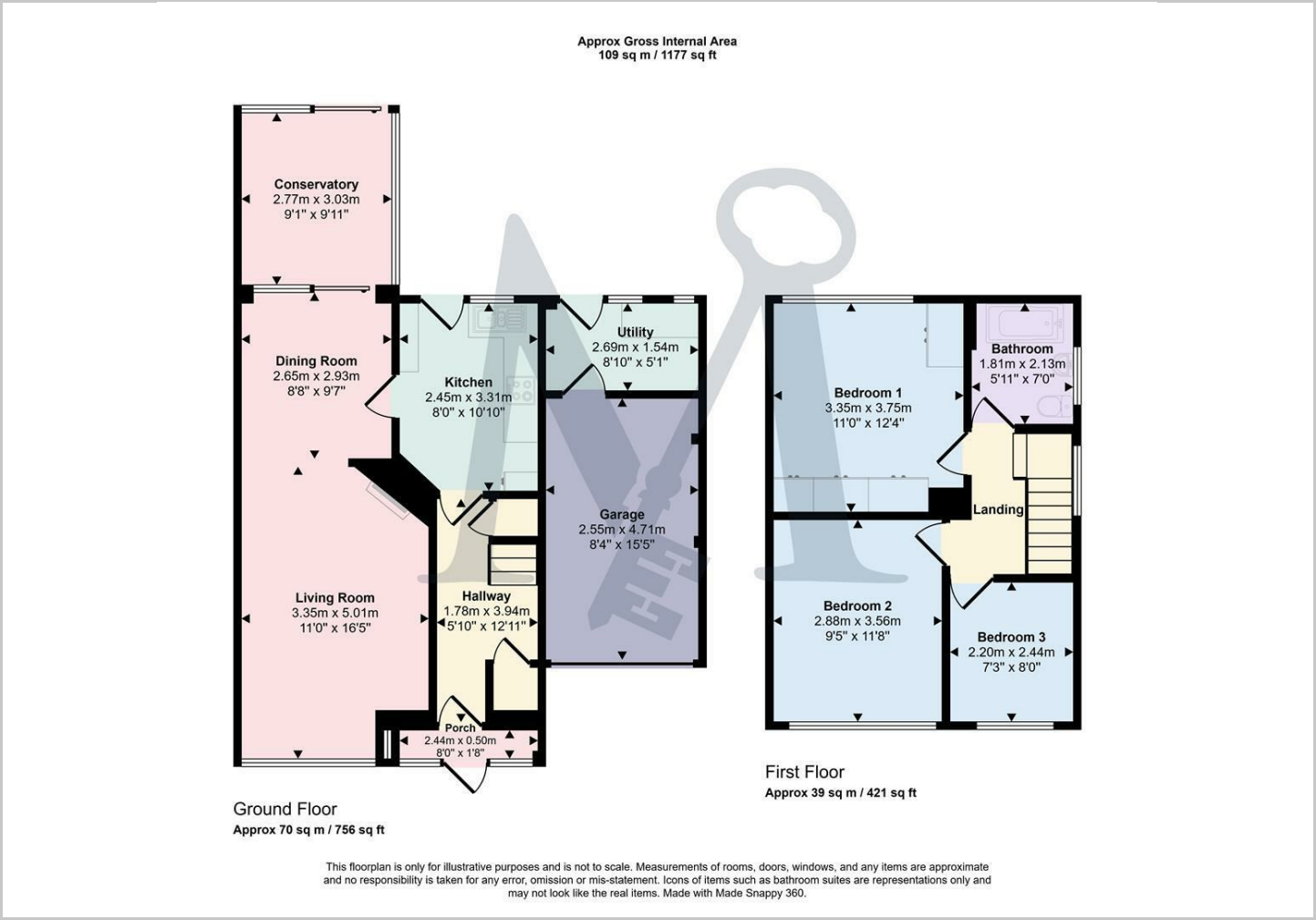








Floor Plans



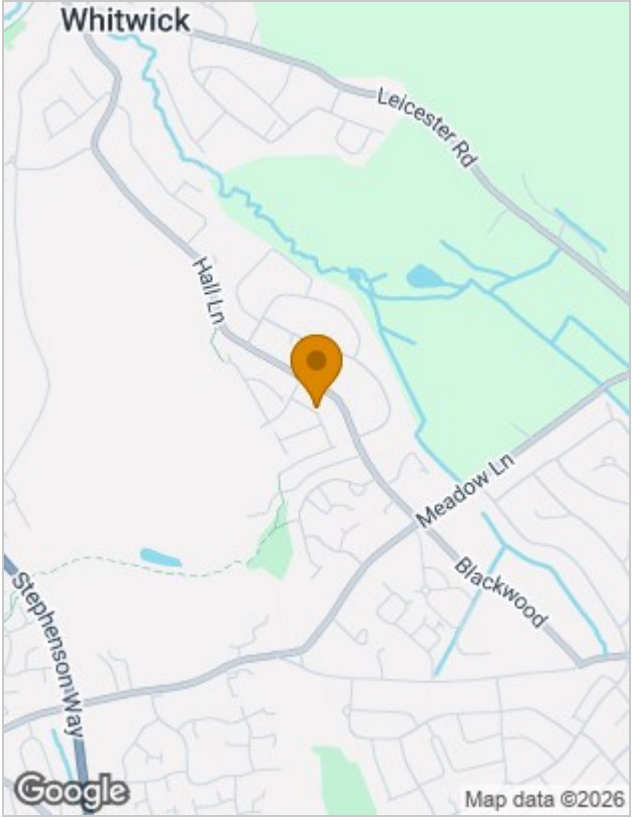
Viewing

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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Location Map



Energy Performance Graph

