

17 Grove Road, Coalville, LE67 5EF

£230,000





Brief Description

A beautifully maintained two-bedroom semi-detached home, ideally suited to first-time buyers or those seeking a well-presented property with a generous rear garden enjoying a pleasant outlook towards neighbouring countryside. Quietly positioned within a cul-de-sac and offered to the market with no upward chain, this attractive home combines comfortable accommodation with excellent outside space.

A welcoming entrance porch opens into the bay-fronted living room, featuring a floating electric fire, laminate wood flooring, freshly decorated walls and staircase rising to the first floor. The living room leads through to the excellent dining kitchen, fitted with a range of modern grey gloss wall and base units, integrated oven and four-ring hob with extractor, composite one-and-a-half-bowl sink, tiled splashback and space for further appliances. A useful utility cupboard provides plumbing and space for a washing machine alongside the homes wall-mounted boiler.

The kitchen opens into an extended dining area, creating a sociable and versatile space ideal for everyday dining, relaxing or entertaining. Double-glazed windows and French doors provide an abundance of natural light and direct access onto the rear garden, with wall-mounted lighting and wood-effect flooring continuing throughout.

To the first floor are two well-proportioned double bedrooms. The principal bedroom features a double-glazed bay window, ceiling coving and useful over-stair storage cupboard, whilst the second bedroom enjoys views across the attractive rear garden and surrounding countryside. The accommodation is completed by a spacious four-piece family bathroom with separate shower enclosure, corner bath, WC and vanity wash hand basin, complemented by tiled walls and an opaque double-glazed window.

Externally, the property enjoys a particularly generous rear garden, featuring a decked patio leading onto a large lawn with planted borders, mature trees and side gate leading to the homes front garden.

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ON THE GROUND FLOOR

Entrance Porch	
Living Room	16'8" x 13'5" (5.08m x 4.09m)
Kitchen	13'11" x 10'0" (4.24m x 3.05m)
Utility Cup	
Dining Room	8'4" x 10'4" (2.54m x 3.15m)

ON THE FIRST FLOOR

Landing	
Bedroom One	13'5" x 12'4" (4.09m x 3.76m)
Bedroom Two	9'5" x 12'0" (2.87m x 3.66m)
Family Bathroom	7'0" x 9'1" (2.13m x 2.77m)



ON THE OUTSIDE

Rear Garden

Front Garden



Key Features

- Two Double Bedroom Semi
- Extended Dining Area
- 4pc Family Bathroom Suite
- Backing Onto Green Open Space
- Available No Upward Chain
- Beautiful & Modern Kitchen
- Spacious Living Room
- Large Garden To The Rear
- Quiet Cul-De-Sac Location
- Virtual Property Tour Available

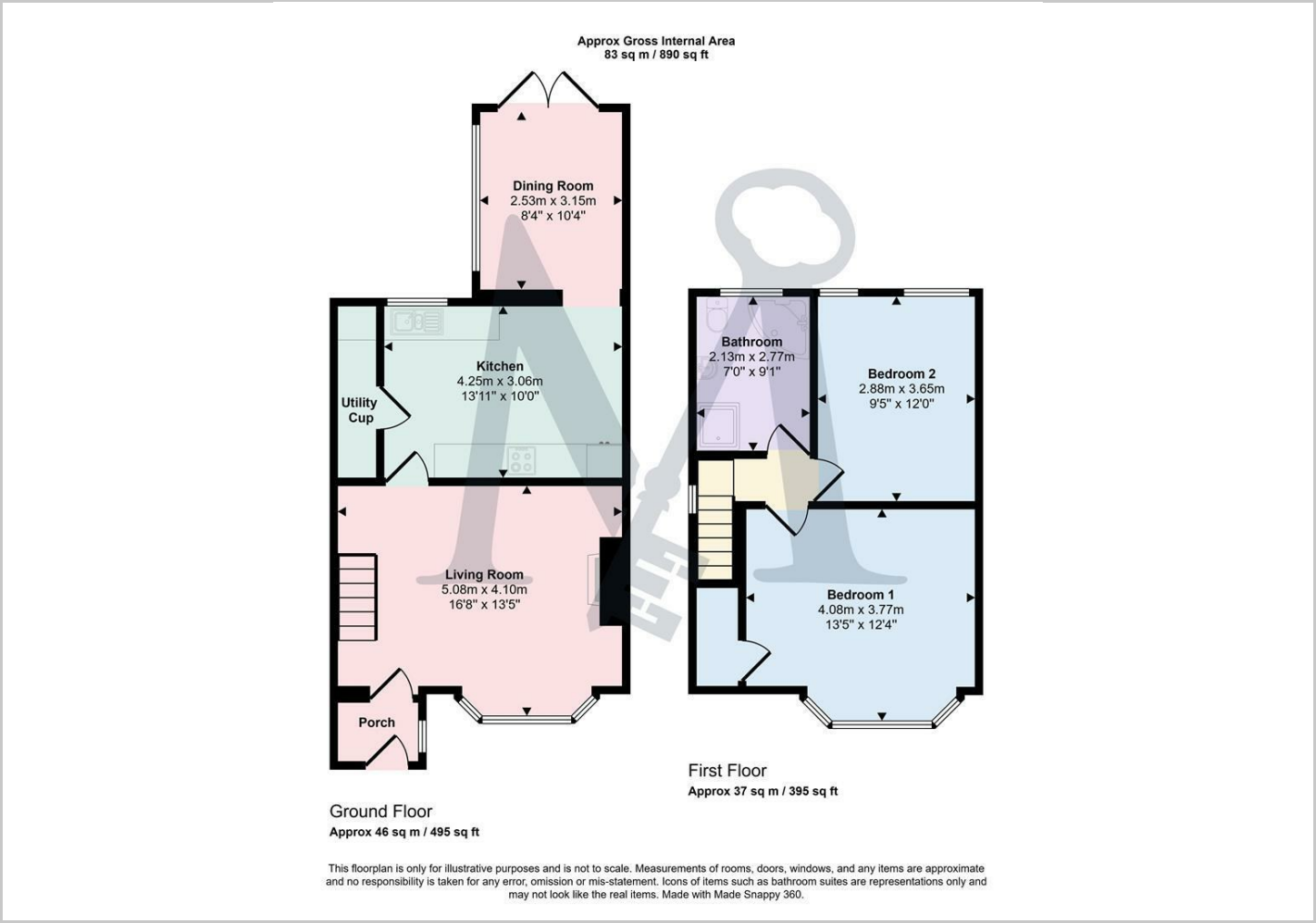








Floor Plans



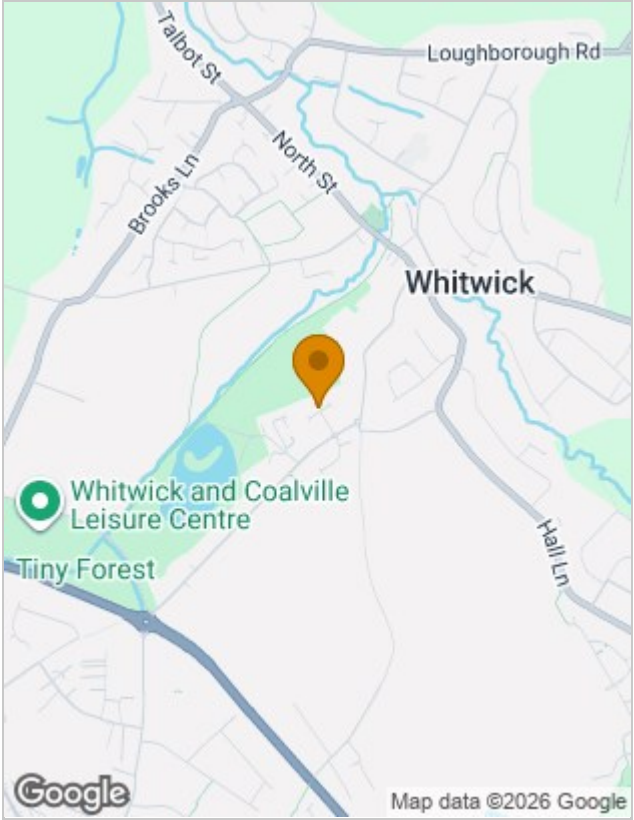
Viewing

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

