

93 Zion Hill, Coalville, LE67 8JP

£650,000

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Brief Description

A substantial five-bedroom period home, former bed and breakfast and dating back to circa 1880, occupying just under half an acre of ground and offering approximately 3,411 sq ft of versatile accommodation arranged over three floors.

Combining period character with generous proportions, the property offers exciting potential for further enhancement and would make an exceptional family home or lend itself to a fantastic range of options.

A welcoming entrance hall features a wonderful oak staircase rising through the property, with the ground floor providing a dedicated office, spacious 20ft living room with feature fireplace and open log burner, an impressive separate dining room and an extended dining kitchen. The kitchen is fitted with a comprehensive range of units and matching island breakfast bar, granite worktops, skylights, integrated appliances and twin Belfast sink, with double-glazed windows and French doors opening onto the gardens. A walk-in pantry, utility room and shower room complete the ground floor.

The impressive staircase rises to a spacious first-floor landing, providing access to four of the homes five bedrooms, including a superb master bedroom with Juliet balcony overlooking the extensive rear grounds and a concealed three-piece ensuite. A further bedroom on this floor benefits from an ensuite, with two additional bedrooms, one having a wash hand basin and the other fitted wardrobes. A modern white five-piece family bathroom completes this floor.

The staircase continues to the second floor galleried landing, which accesses a further double bedroom with ensuite WC, is found, together with useful attic storage.

Outside, the property continues to impress with a generous driveway providing extensive parking, double carport and garaging.

The mature rear gardens extend across the substantial plot and feature paved seating areas, large lawns, fruit trees, abundant greenery and a raised pond, creating a private and versatile outdoor space.





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ON THE GROUND FLOOR

Entrance Hall	
Office	14'6" x 10'0" (4.42m x 3.05m)
Living Room	14'10" x 20'10" (4.52m x 6.35m)
Dining Room	13'11" x 13'9" (4.24m x 4.19m)
Kitchen Diner	19'2" x 20'10" (5.84m x 6.35m)
Walk In Pantry	4'9" x 10'4" (1.45m x 3.15m)
Utility Room	6'6" x 7'3" (1.98m x 2.21m)
Ground Floor Shower Room / Wc	4'0" x 6'11" (1.22m x 2.11m)

ON THE FIRST FLOOR

Landing	
Master Bedroom	11'11" x 21'9" (3.63m x 6.63m)
En-Suite	6'0" x 6'11" (1.83m x 2.11m)



Bedroom Three	10'8" x 9'10" (3.25m x 3.00m)
En-Suite	
Bedroom Four	13'9" x 8'2" (4.19m x 2.49m)
Bedroom Five	13'11" x 8'2" (4.24m x 2.49m)
4Pc Family Bathroom	9'3" x 7'1" (2.82m x 2.16m)

ON THE SECOND FLOOR

Landing	
Bedroom Two	14'7" x 15'7" (4.45m x 4.75m)
En-Suite	9'1" x 9'6" (2.77m x 2.90m)

ON THE OUTSIDE

Substantial Rear Garden

Front Garden

Driveway

Double Carport

Garage

Key Features

- Impressive Five Bedroom Family Home
- Master Bedroom With En-Suite & Juliet Balcony
- Four Shower Rooms & 4Pc Family Bathroom
- Extended Kitchen Diner, Walk in Pantry & Utility
- Double Car Port, Garaging & Private Drive
- Living Room, Dining Room & Office
- An Extensive, Established & Mature Plot
- 3400sqft Accommodation Over Three Floors
- Fantastic Home With Further Scope To Enhance
- Maynard Estates Virtual Property Available

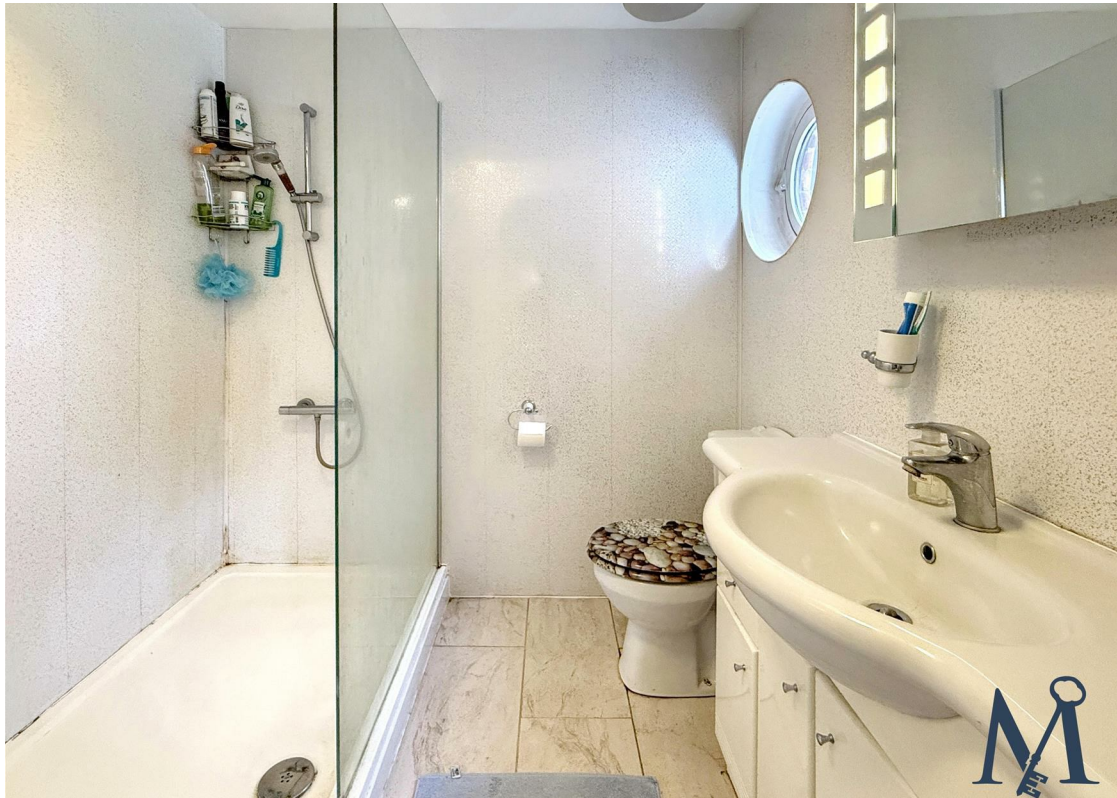


















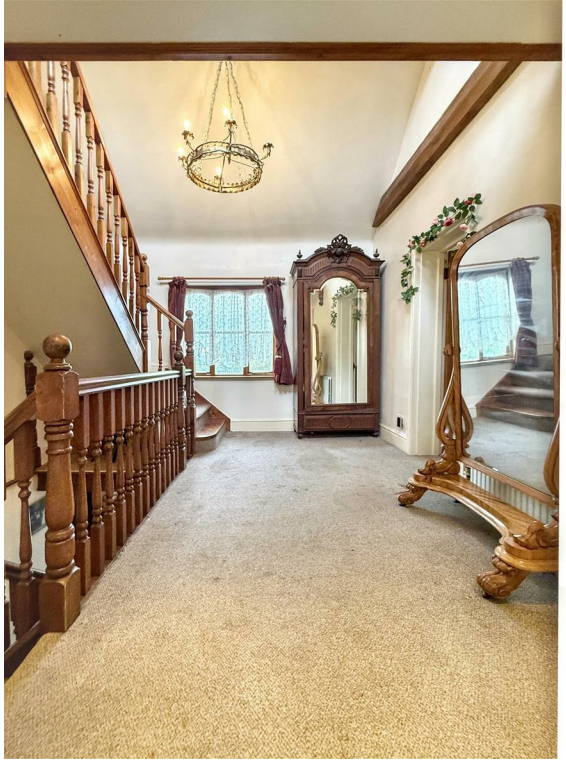


















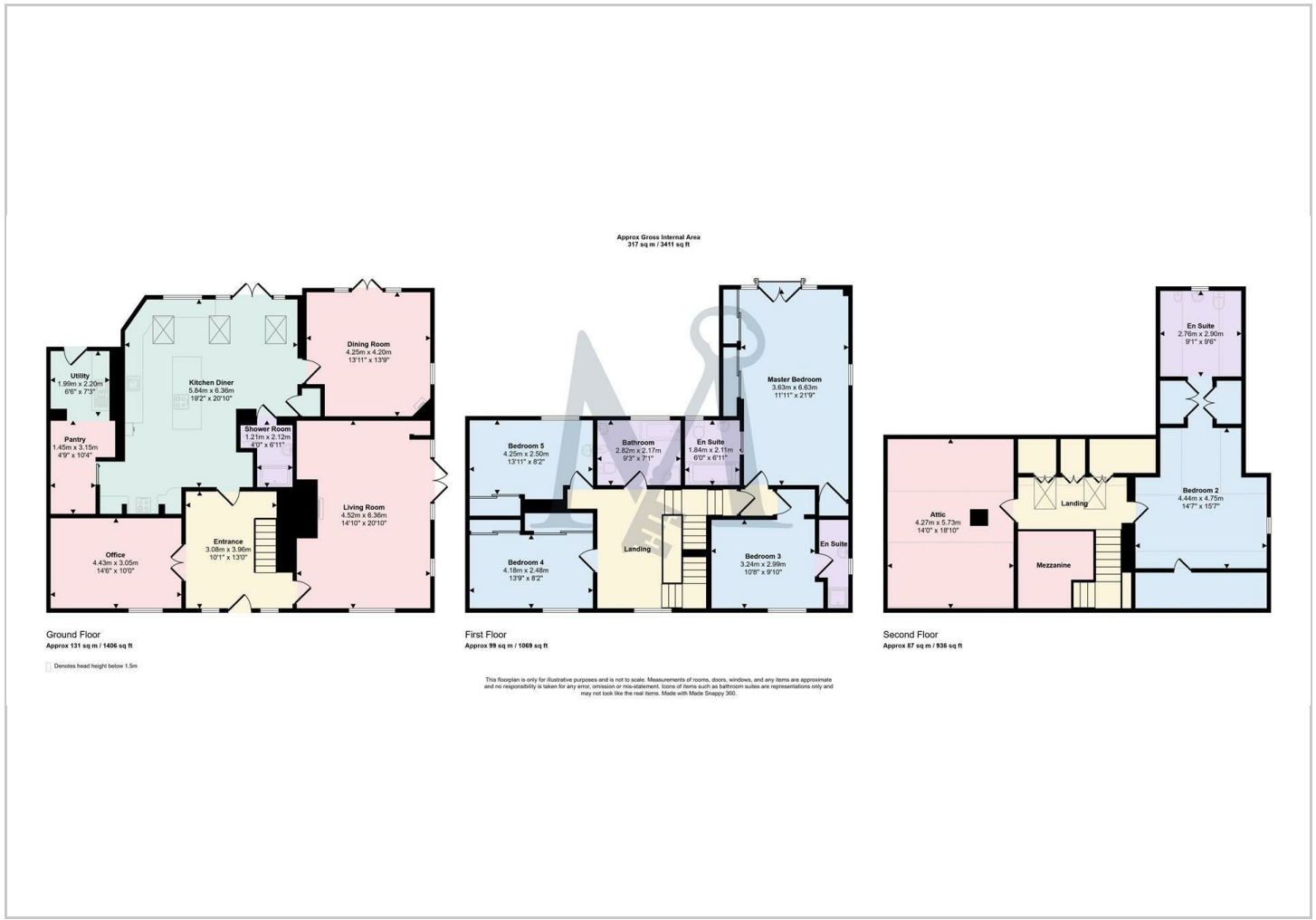

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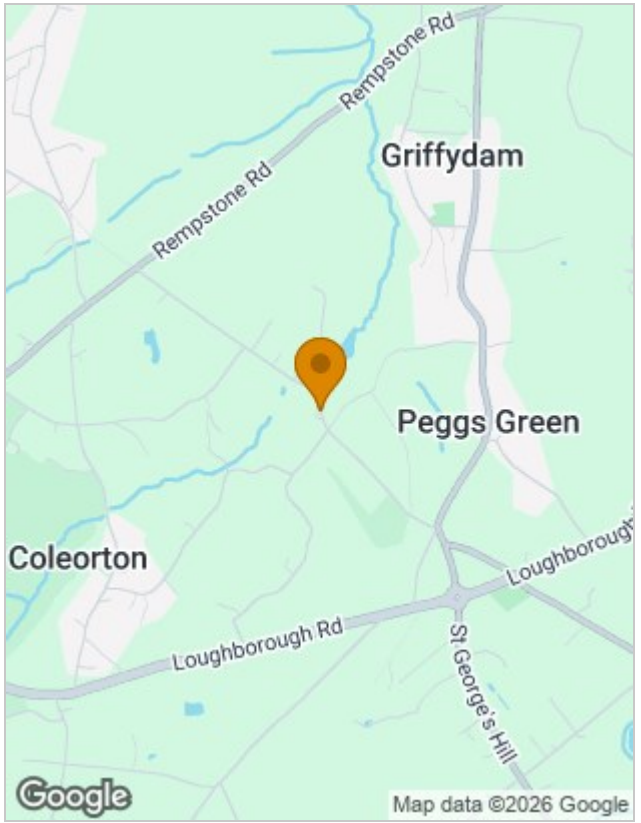




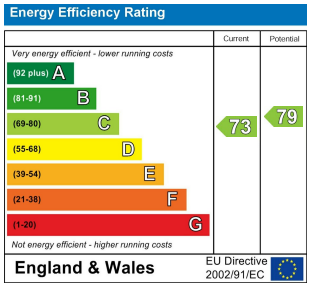
Floor Plans



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.

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