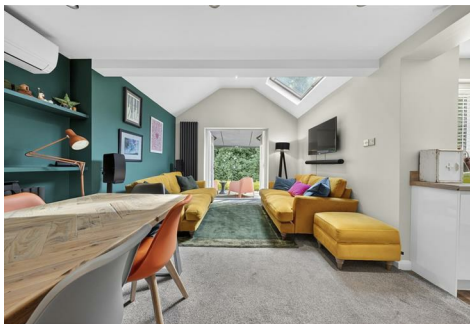


# Holderr

A Modern Estate Agent



46 Coverdale, Coalville, LE67 5BP

£340,000

Beautifully presented and substantially extended throughout, this impressive three bedroom detached home in the highly desirable Coverdale area of Whitwick features a stunning open-plan living kitchen diner, versatile additional reception space and contemporary interiors ideal for modern family living. Externally, the property benefits from ample driveway parking and a landscaped south-facing rear garden with tiered patio areas, lawns and a peaceful backdrop overlooking a neighbouring stream.

## Summary

Situated within the highly sought-after Coverdale development in Whitwick, Holders are delighted to present this exceptional three bedroom detached home that has been thoughtfully extended and beautifully modernised throughout to create an impressive contemporary living space perfectly suited to modern family life.

From the moment you enter, the quality and attention to detail are immediately apparent. The welcoming entrance hall leads through to a stylish living room centred around a feature multi-fuel burning stove, creating a warm and inviting atmosphere. A versatile converted garage currently provides an ideal study or playroom, offering flexibility for those working from home or requiring additional family space.

Undoubtedly the heart of the home is the stunning extended open-plan L-shaped living kitchen diner, designed with both entertaining and everyday living in mind. Flooded with natural light from vaulted ceilings, skylights and French doors opening onto the garden, this impressive space combines a contemporary fitted kitchen with generous dining and living areas to create a superb social hub. A separate utility room and ground floor W.C further enhance the practicality of the accommodation.

To the first floor are three well-proportioned bedrooms together with a beautifully appointed contemporary shower room finished to an excellent standard.

Externally, the property continues to impress with a private south-facing rear garden enjoying a peaceful backdrop towards a neighbouring stream. Expertly landscaped, the garden features tiered patio seating areas, lawns, raised planted borders and attractive outdoor lighting, providing an ideal space for relaxing and entertaining throughout the warmer months. To the front, a driveway offers ample off-road parking for multiple vehicles.

Occupying a desirable residential position close to local amenities, schools and transport links, this outstanding home offers a rare opportunity to acquire a stylish and substantial property in one of Whitwick's most popular locations.

## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales

particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

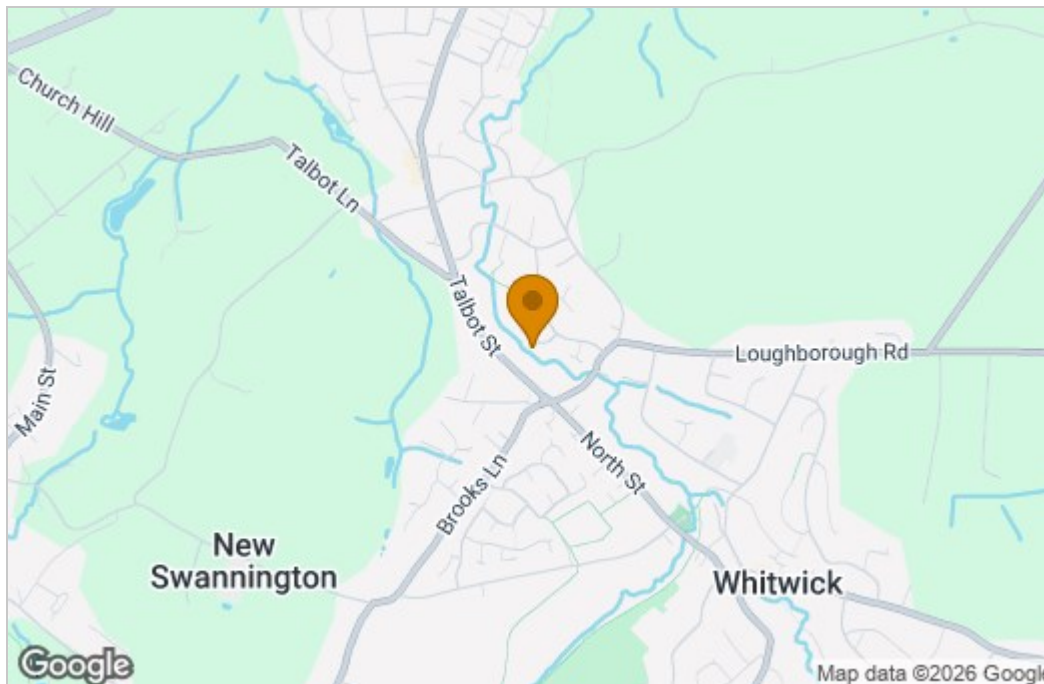
## Extra Information

To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)

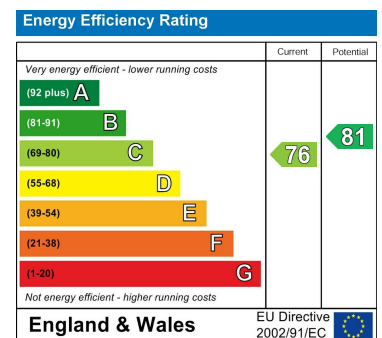
## Floor Plan



## Area Map



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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