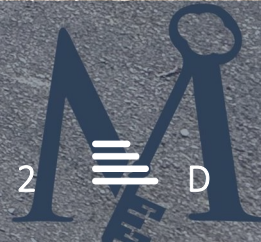




28 Meadow Lane  
Coalville, LE67 4DL

£250,000



## Brief Description

Offered for sale with NO UPWARD CHAIN, this three bedroom semi-detached home occupies a GENEROUS PLOT in a popular and convenient residential location. The property has been well maintained and presents an excellent opportunity for buyers to create a home tailored to their own tastes.

The accommodation is spacious and well proportioned throughout. The ground floor comprises an entrance porch, welcoming entrance hall with understairs storage, a front facing living room with bay window and feature fireplace, and a dining room with sliding patio doors opening onto the homes expansive rear garden. The kitchen is fitted with a range of wall and base units and provides space for appliances, while a utility area and ground floor WC add further practicality.

To the first floor are three bedrooms and a modern shower room. Bedrooms one and two are both generous doubles, with bedroom two benefiting from built in wardrobes. Bedroom three is larger than many comparable third bedrooms and is suitable as a guest room, nursery or home office. The shower room is fitted with a walk in double shower, vanity unit, WC and heated towel rail.

Externally, the property enjoys a substantial driveway providing OFF ROAD PARKING FOR SEVERAL VEHICLES, together with a planted front garden. The impressive rear garden features patio seating areas, an extensive lawn, mature trees, shrubs and borders, offering excellent outdoor space for families and gardening enthusiasts. A detached single garage provides useful storage or workshop potential, although it would benefit from some improvement.

Overall, this is a well appointed home with EXCELLENT POTENTIAL, generous gardens and ample parking, offered to the market with the advantage of no onward chain close to local amenities.





ON THE GROUND FLOOR

Entrance Porch

Entrance Hall

Living Room  
11'1" x 13'1" (3.39 x 3.99)

Dining Room  
11'4" x 13'9" (3.46 x 4.2)

Kitchen  
8'1" x 11'6" (2.47 x 3.52)

Utility

WC

ON THE FIRST FLOOR

Landing

Bedroom One  
11'4" x 13'8" (3.46 x 4.17)

Bedroom Two  
9'1" x 13'11" (2.77 x 4.26)

Bedroom Three  
7'11" x 6'2" (2.42 x 1.88)

Shower Room  
4'7" x 6'8" (1.4 x 2.05)

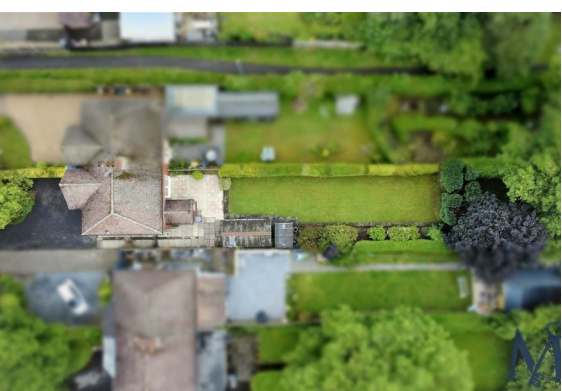
ON THE OUTSIDE

Front Garden

Rear Garden

Driveway

Garage  
8'7" x 15'5" (2.63 x 4.72)



## Floor Plan



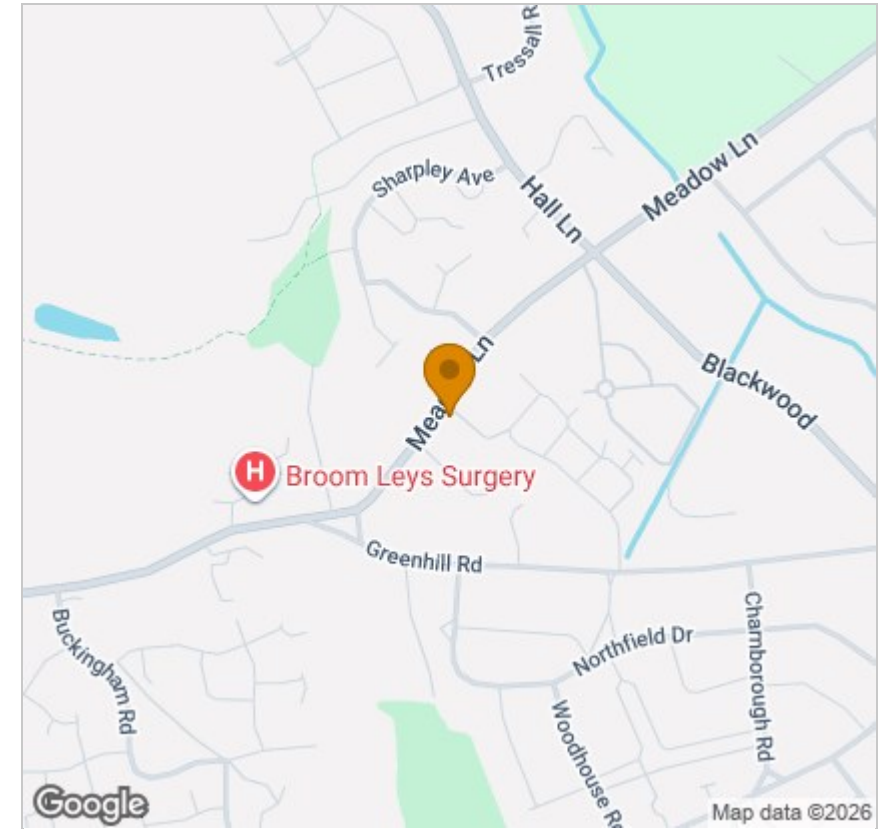
## Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

