



5 Rock View Close
Whitwick, Coalville, LE67 5FB

Asking price £260,000

Brief Description

Offered with NO UPWARD CHAIN, this modern three-storey townhouse offers a perfect blend of style and functionality, making it an IDEAL FIRST TIME BUYER OR FAMILY HOME. The property boasts a SPACIOUS DINING KITCHEN, THREE DOUBLE BEDROOMS and two bathrooms, providing ample space for comfortable living.

Upon entering, you are greeted by a welcoming entrance hall featuring a composite front door and contemporary tiled flooring. The spacious living room, adorned with oak flooring, stylish panelling and a large front-facing window, creates a warm and inviting atmosphere to relax and unwind.

The heart of the home is undoubtedly the KITCHEN LIVING DINER, which showcases an extensive range of contemporary dove grey units complemented by a QUALITY QUARTZ WORKTOP. This culinary haven is equipped with integrated Bosch appliances, including a double oven and grill, fridge freezer, dishwasher, and washer dryer. The full width bifold doors not only flood the space with natural light but also offer seamless access to the easily maintainable, landscaped rear garden, perfect for entertaining or enjoying quiet moments outdoors. This thoughtfully designed kitchen also provides easy access to a convenient ground floor WC.

On the first floor, you will find two generously sized bedrooms, alongside a MODERN FAMILY BATHROOM featuring a three-piece suite with a panel bath, overhead shower, and stylish finishes. The second floor is dedicated to the MASTER BEDROOM SUITE, which benefits from a Velux skylight, built-in wardrobes, and a private ensuite, ensuring a tranquil retreat.

Externally, the SOUTH-WESTERLY FACING rear garden is a delightful space, featuring a block-paved patio and lawn, all enclosed for privacy.

The front garden is well-maintained, with a pathway leading to the entrance, whilst OFF ROAD PARKING for two vehicles is conveniently provided under a double TIMBER FRAMED car port.





ON THE FIRST FLOOR

Entrance Hall

Living Room

9'6" x 14'9" (2.90m x 4.50m)

Kitchen

13'9" x 17'9" (4.19m x 5.41m)

Ground Floor WC

3'7" x 4'6" (1.09m x 1.37m)



ON THE FIRST FLOOR

Landing

Bedroom Two

13'6" x 10'4" (4.11m x 3.15m)

Bedroom Three

6'11" x 10'8" (2.11m x 3.25m)



Family Bathroom

6'9" x 5'11" (2.06m x 1.80m)

ON THE SECOND FLOOR

Landing

Master Bedroom

8'10" x 16'9" (2.69m x 5.11m)

En Suite

4'4" x 6'10" (1.32m x 2.08m)



ON THE OUTSIDE

Rear Garden

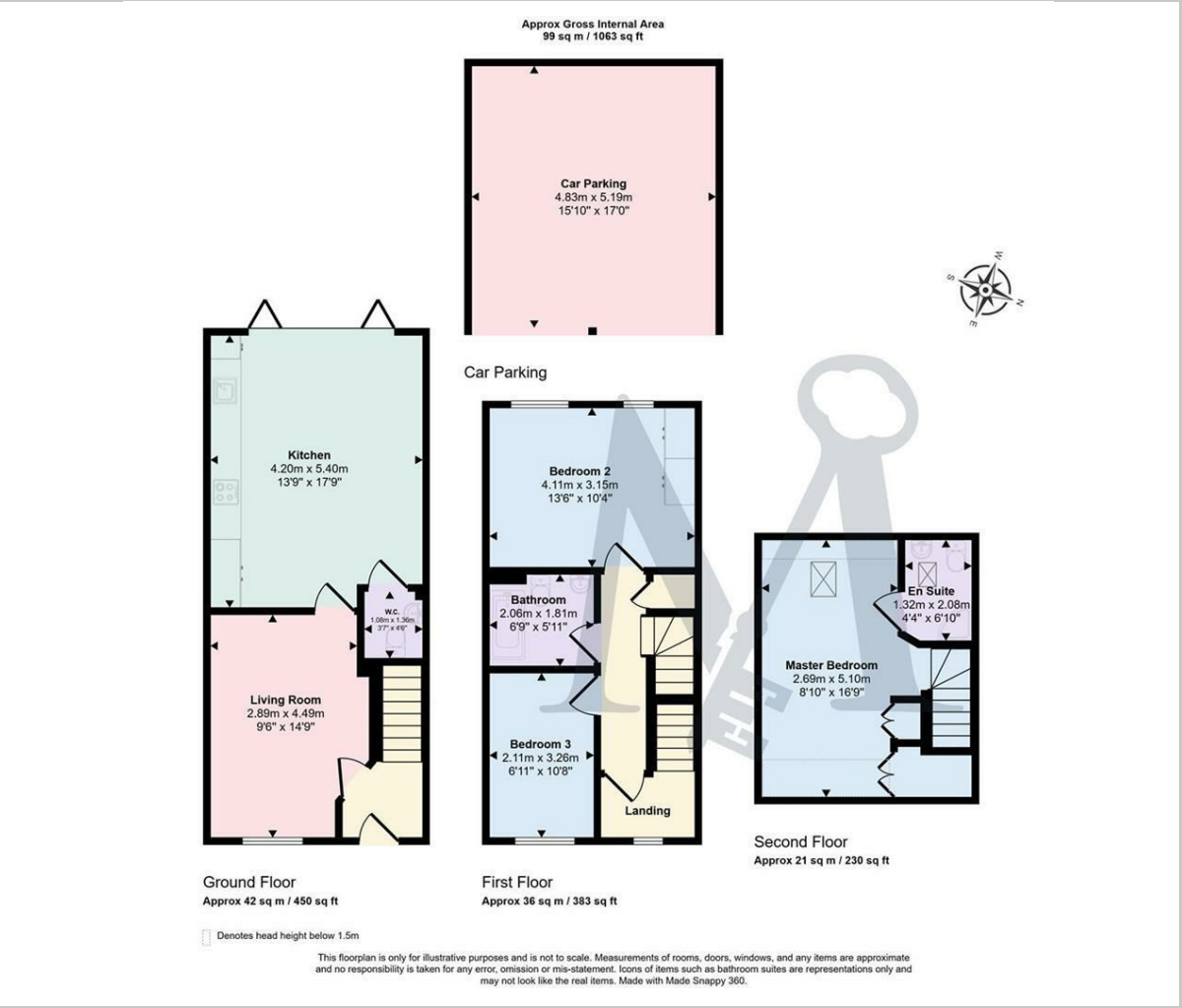
Front Garden

Car Port Parking





Floor Plan



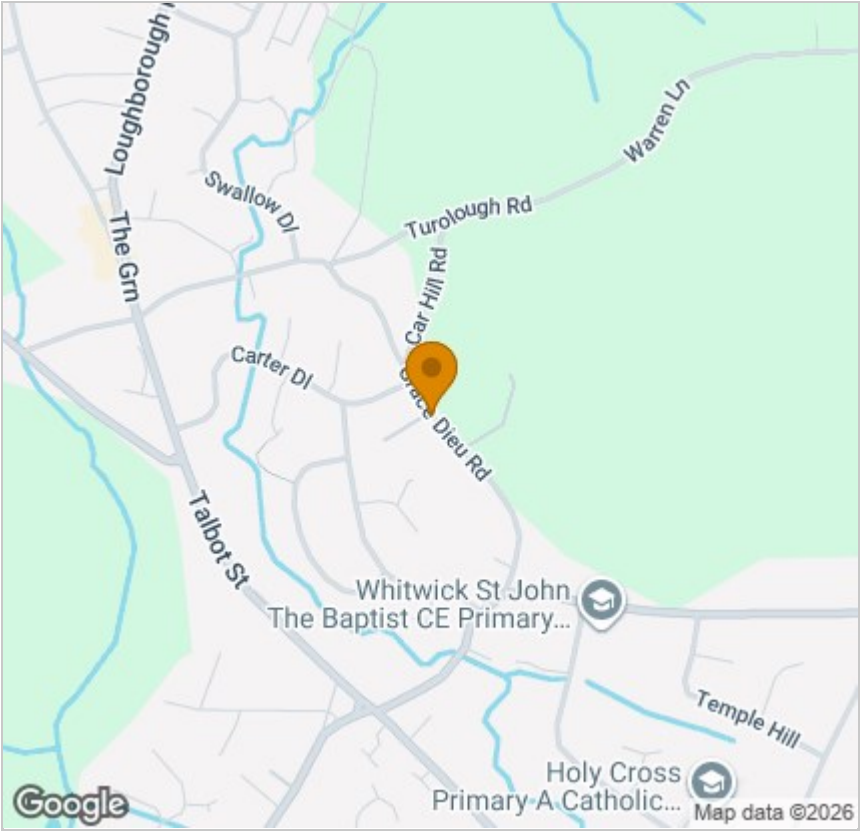
Viewing

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

2-4 North Street, Whitwick, Coalville, Leicestershire, LE67 5HA
Tel: 01530 682886 Email: sales@maynardestates.co.uk maynardestates.co.uk

Area Map



Energy Efficiency Graph

