



MAYNARD
ESTATES



143 London Road
Coalville, LE67 3JE

Offers over £210,000



Brief Description

A substantial and BEAUTIFULLY PRESENTED Victorian semi-detached home, combining period charm with stylish contemporary finishes. Situated within easy reach of Coalville town centre and local amenities, this spacious two double bedroom property offers generous accommodation throughout and is ready to move straight into.

The home retains a WEALTH OF CHARACTER, including high ceilings, decorative coving, picture rails and feature fireplaces, complemented by modern additions such as oak glazed internal doors, column radiators and a contemporary kitchen and bathroom.

The accommodation begins with a welcoming entrance hall featuring attractive tiled flooring, decorative corning and a composite entrance door. The spacious bay fronted living room centres around an elegant fireplace with gas fire, black marble inset and timber surround, while an open aspect leads through to the sizeable dining room overlooking the rear garden.

The MODERN GALLEY STYLE KITCHEN is fitted with an attractive range of navy blue wall and base units, granite work surfaces, a five ring induction hob, extractor hood and integrated double oven and grill. There is additional space for a fridge freezer and dishwasher, together with a useful understairs pantry/store. A practical utility room and ground floor WC complete the ground floor.

To the first floor are TWO GENEROUS DOUBLE BEDROOMS and a beautifully appointed family bathroom featuring a panelled bath with mains fed waterfall shower, vanity wash basin, dual flush WC and heated towel rail. The landing also benefits from loft access and a large storage cupboard.

Outside, the property enjoys a PRIVATE REAR GARDEN with patio seating area, lawn, slate borders, mature planting, brick built storage and gated side access. To the front is an attractive block paved frontage.

Offering impressive Victorian proportions, character features and modern convenience, this EXCEPTIONAL HOME is ideal for first time buyers, professional couples and downsizers.





ON THE GROUND FLOOR

Entrance Hall

Living Room

12'7" x 13'6" (3.84 x 4.14)

Dining Room

12'11" x 13'8" (3.94 x 4.18)

Kitchen

7'9" x 16'5" (2.37 x 5.01)

Utility

5'0" x 6'2" (1.53 x 1.89)

WC

ON THE FIRST FLOOR

Landing

Bedroom One

16'6" x 13'8" (5.03 x 4.18)

Bedroom Two

10'10" x 13'6" (3.31 x 4.12)

Bathroom

7'7" x 9'3" (2.32 x 2.82)

ON THE OUTSIDE

Front

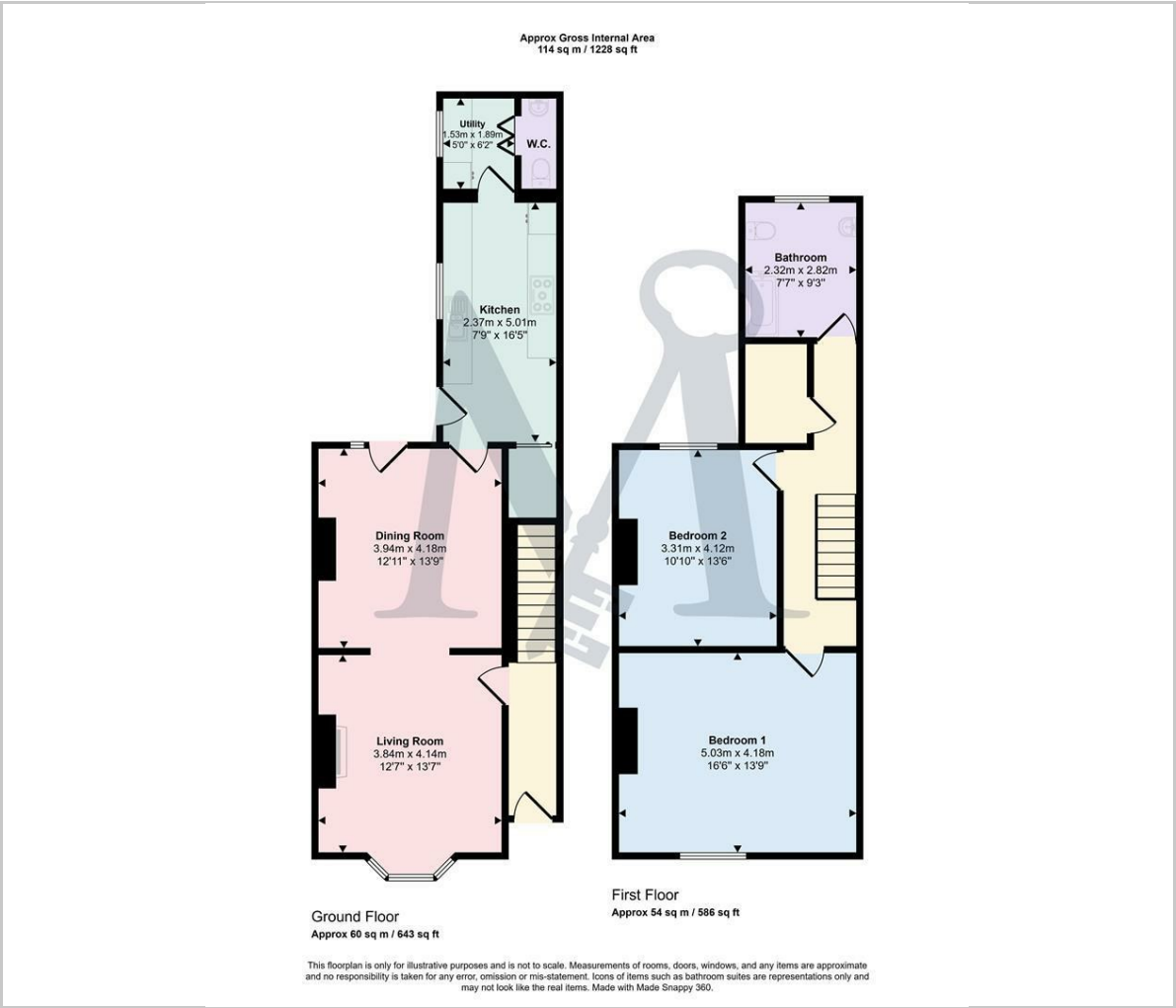
Rear Garden







Floor Plan

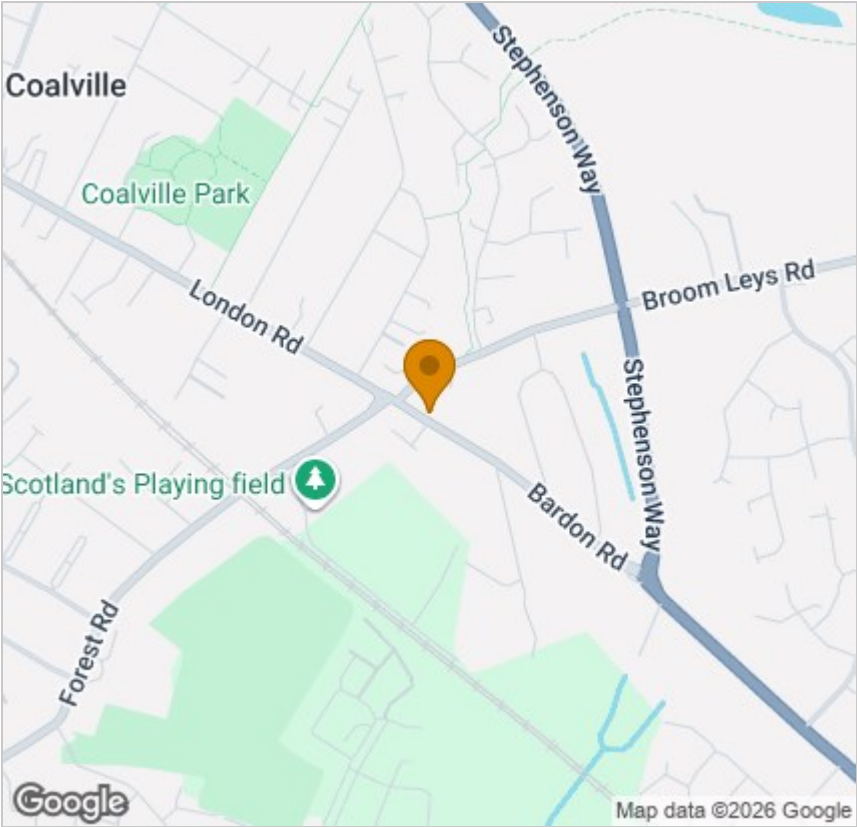


Viewing

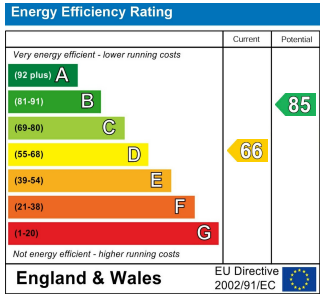
Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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



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.