



MAYNARD  
ESTATES



2 Vicarage Street, Coalville, LE67 5GZ

£400,000





# Brief Description

Located on Vicarage Street in the POPULAR VILLAGE of Whitwick, this SPLENDID PERIOD DETACHED house offers a delightful blend of character and modern living across three SPACIOUS storeys. With four GENEROUSLY SIZED bedrooms and the potential for a fifth, this home is perfect for families seeking both comfort and style.

As you enter through the solid timber front door, you are greeted by an inviting entrance hall adorned with WOOD FLOORING, wall-mounted lights, and OAK BEAMS that set the tone for the rest of the property. To the left, the DINING ROOM boasts a flagstone tiled floor, a bay window, and a STUNNING INGLENOOK FIREPLACE complete with a wood-burning stove. This room also provides access to the CELLAR and leads into a VERSATILE STUDY, ideal for a home office or playroom.

At the rear of the house, the living room is a SPACIOUS HAVEN, featuring French doors that open onto the SOUTH-FACING GARDEN. A STRIKING FEATURE FIREPLACE with an open fire adds to the room's charm, while the oak beams continue the character theme.

The KITCHEN DINER is a modern delight, equipped with a range of wall and base units, a double BELFAST SINK, and INTEGRATED APPLIANCES, including an oven, microwave, fridge/freezer, and dishwasher. The open-plan UTILITY AREA offers additional storage and space for appliances, along with a CONVENIENT ground floor WC.

On the first floor, the master bedroom is a LARGE RETREAT with its own DRESSING ROOM, also perfect for a nursery. A second spacious double bedroom and a LUXURIOUS FAMILY BATHROOM featuring a five-piece suite, including a CLAWFOOT ROLL-TOP BATH, complete this level. The second floor houses two FURTHER LARGE DOUBLE BEDROOMS, with built-in wardrobes and plenty of character.

Outside, the SUBSTANTIAL REAR GARDEN features mature trees, expansive lawns, a paved patio, and a vegetable patch, along with a brick WORKSHOP OUTBUILDING. The front of the property provides OFF-ROAD PARKING for multiple vehicles and leads to a single DETACHED GARAGE

£400,000



## ON THE FIRST FLOOR

Entrance Hall	
Dining Room	11'11" x 15'5" (3.63m x 4.70m)
Study	7'9" x 11'7" (2.36m x 3.53m)
Living Room	16'0" x 12'3" (4.88m x 3.73m)
Kitchen Diner	14'8" x 11'3" (4.47m x 3.43m)
Utility Room	6'2" x 7'1" (1.88m x 2.16m)
Ground Floor WC	5'3" x 3'8" (1.60m x 1.12m)
Cellar Access	

## ON THE FIRST FLOOR

Landing





Bedroom 1	16'3" x 13'11" (4.95m x 4.24m)
Dressing Room / Nursery	8'10" x 12'10" (2.69m x 3.91m)
Bedroom 2	16'2" x 12'5" (4.93m x 3.78m)
Family Bathroom	14'10" x 12'4" (4.52m x 3.76m)

#### ON THE SECOND FLOOR

Bedroom 3	15'10" x 13'5" (4.83m x 4.09m)
Bedroom 4	16'1" x 12'2" (4.90m x 3.71m)

#### ON THE OUTSIDE

Rear Garden	
Driveway	
Single Detached Garage	11'9" x 18'3" (3.58m x 5.56m)
Outbuilding	11'1" x 11'3" (3.38m x 3.43m)

## Key Features

- Fantastic Detached Period Home
- Dining Room With Wood Burning Stove
- Versatile Ground Floor Study
- Utility Room & Ground Floor WC
- Detached Garage & Workshop
- 4/5 Large Double Bedrooms
- Living Room With Wood Burning Stove
- Modern Kitchen Diner
- Substantial South Facing Gardens
- Virtual Property Tour Available





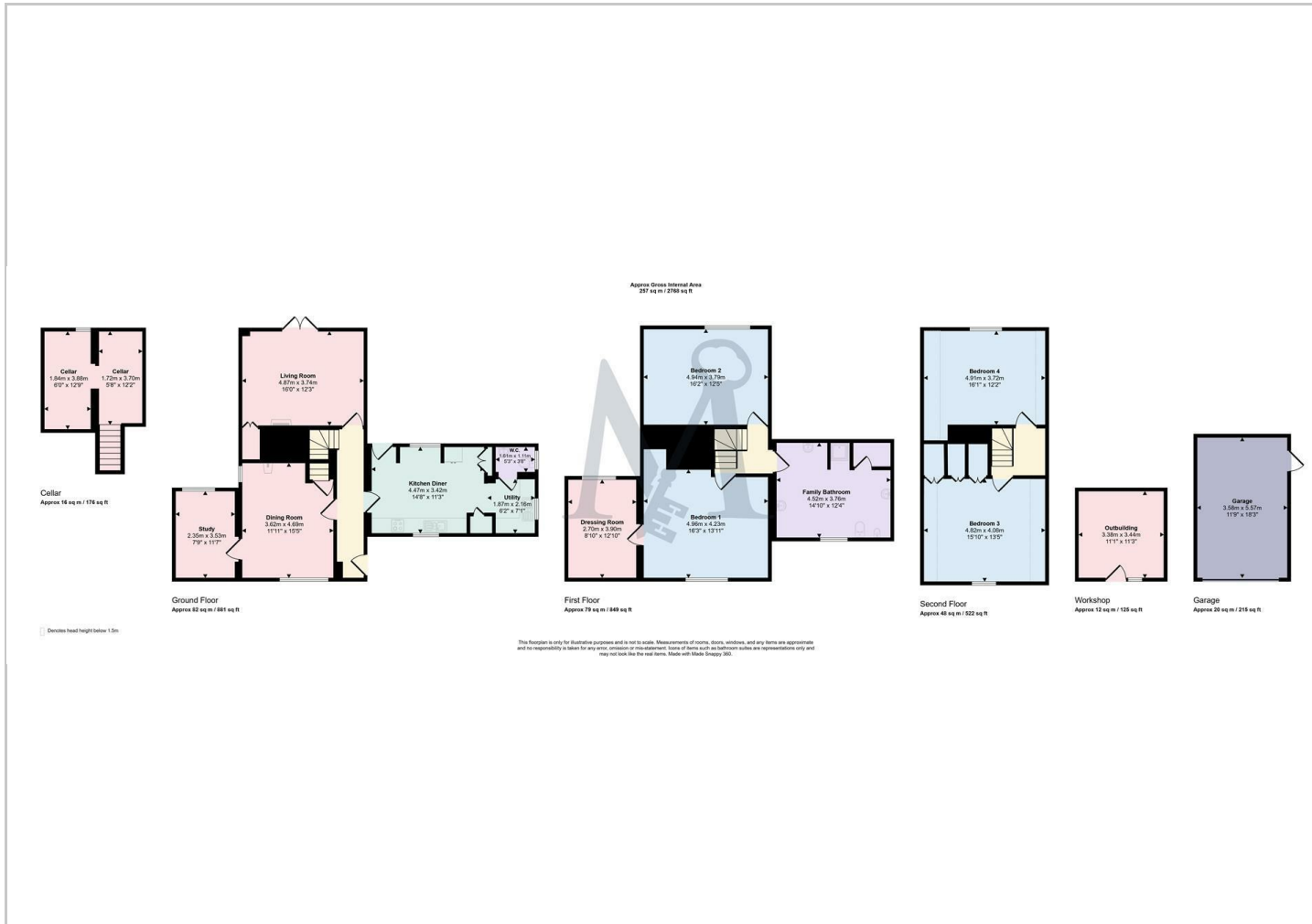








## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## 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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