



31 Kenmore Crescent
Coalville, LE67 4RQ

£280,000

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Brief Description

A beautifully presented two-bedroom detached bungalow, ideally positioned on the edge of Coalville and offered for sale with NO UPWARD CHAIN. Providing well-maintained, single-storey accommodation with a modern finish throughout, this appealing home offers the opportunity to move straight in with little or nothing immediately required.

A convenient entrance porch provides a welcoming introduction, leading into a spacious living room with attractive laminate flooring, internal oak doors and fitted blinds. The modern fitted kitchen is well equipped with an integrated oven, four-ring hob and extractor, integrated fridge freezer, composite one-and-a-half-bowl sink with drainer and mixer tap, dual-aspect double-glazed windows, metro-tile splashbacks and ceiling spotlights. Dual aspect with a door which provides direct access to the beautifully maintained rear garden.

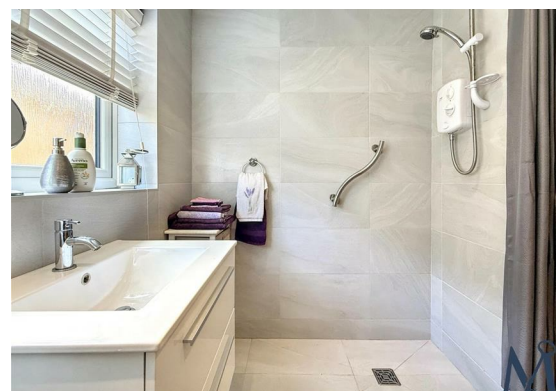
There are two well-proportioned bedrooms, with the principal bedroom enjoying a useful range of built-in wardrobes. The recently installed modern wet room provides a contemporary suite comprising a walk-in wet area with floor drainage, WC and vanity wash hand basin.

Outside, the property continues to impress. The front garden is attractively landscaped and meticulously maintained, while the block-paved driveway provides generous off-road parking for several vehicles and leads to a detached single garage, positioned behind secure access gate. The rear garden is equally well presented, providing a private and carefully tended outdoor space.

Further benefits include a modern combination boiler and double glazing with blinds fitted to the majority of windows.

Offering easy single-storey living, excellent presentation, useful parking and NO UPWARD CHAIN, this is a fantastic opportunity for buyers seeking a home they can simply move into and enjoy. An early internal viewing is highly recommended to fully appreciate the quality, condition and appeal of this delightful bungalow and avoid disappointment





ON THE INSIDE

Entrance Porch

Living Room
12'10" x 13'2" (3.91m x 4.01m)

Inner Hall

Bedroom 1
11'11" x 10'0" (3.63m x 3.05m)

Bedroom 2
9'6" x 6'7" (2.90m x 2.01m)

Shower Wet Room
5'7" x 7'3" (1.70m x 2.21m)

Kitchen
8'7" x 7'1" (2.62m x 2.16m)

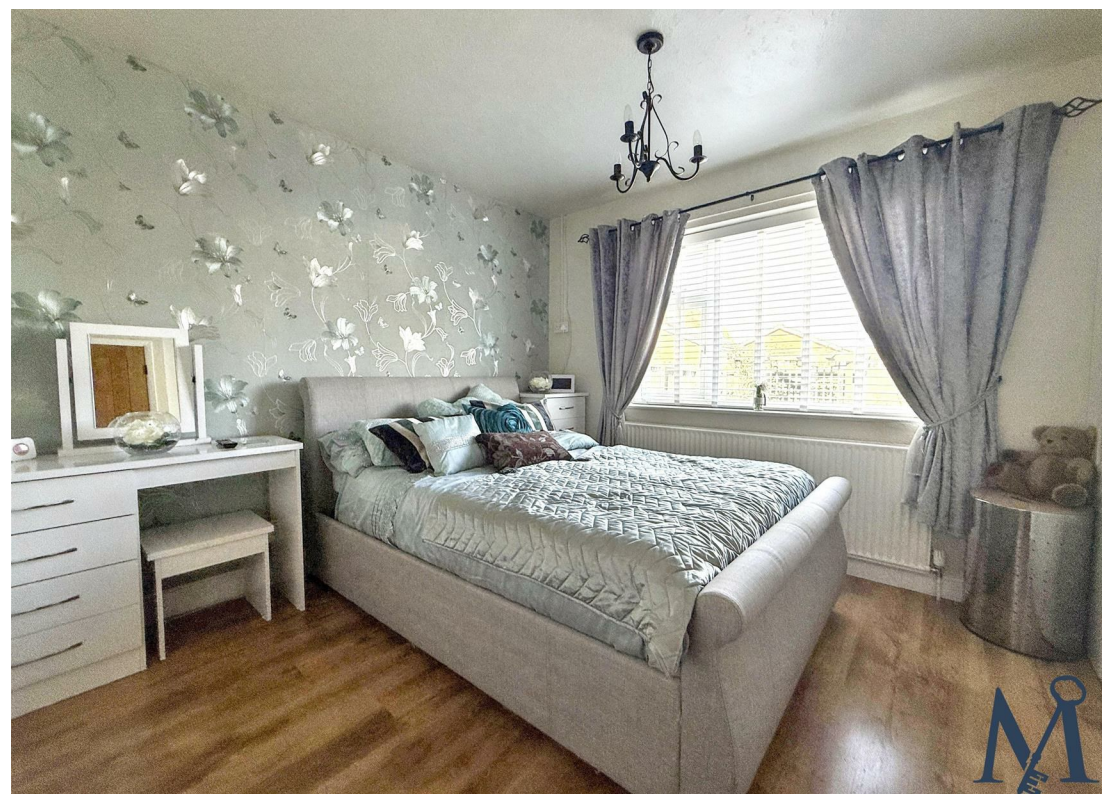
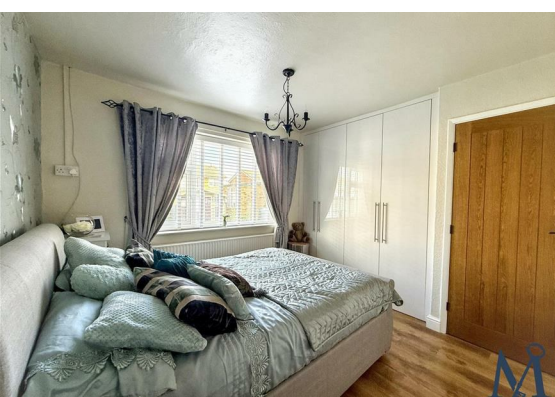
ON THE OUTSIDE

Front Garden

Rear Garden

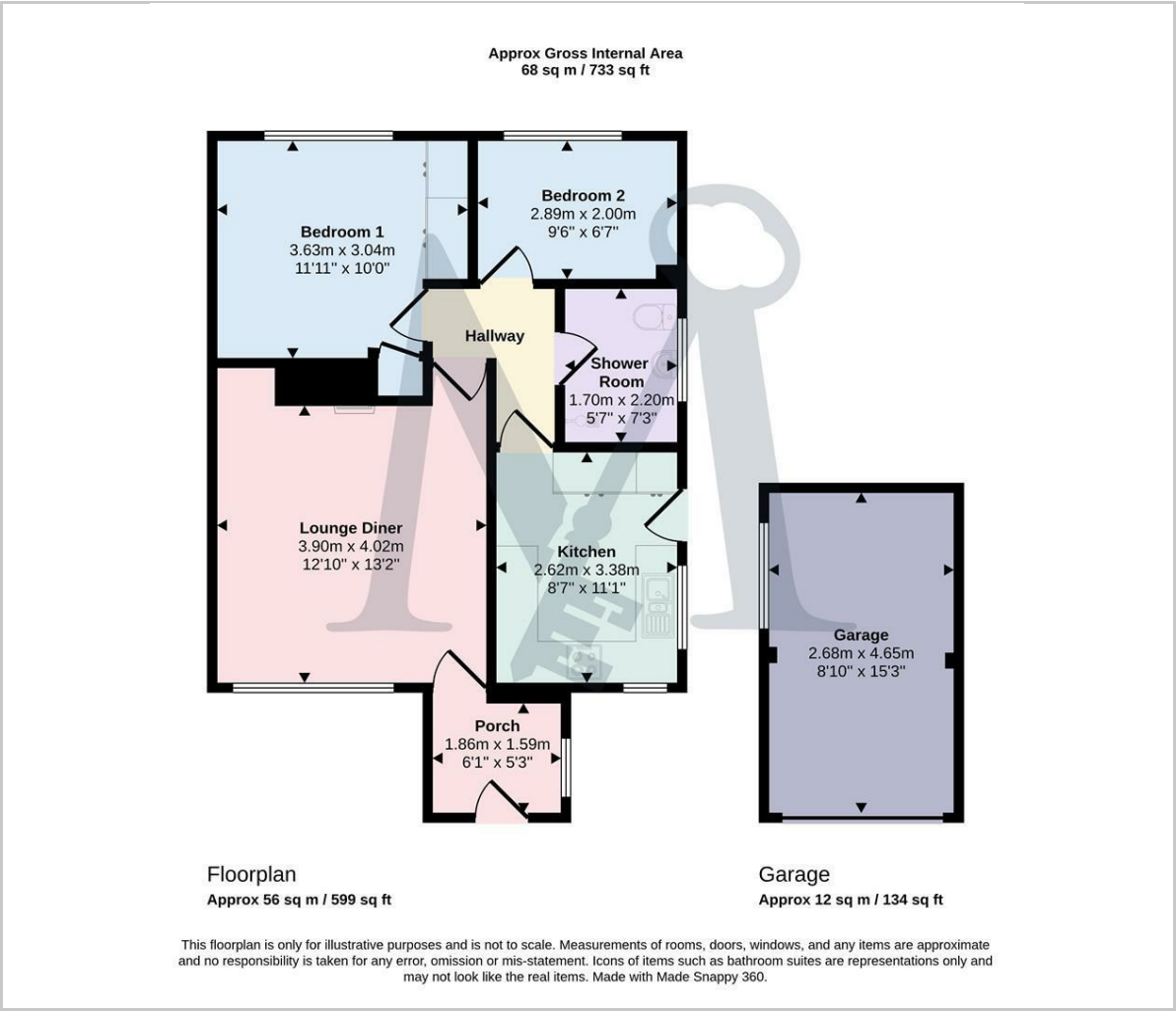
Driveway

Garage
8'10" x 15'3" (2.69m x 4.65m)





Floor Plan



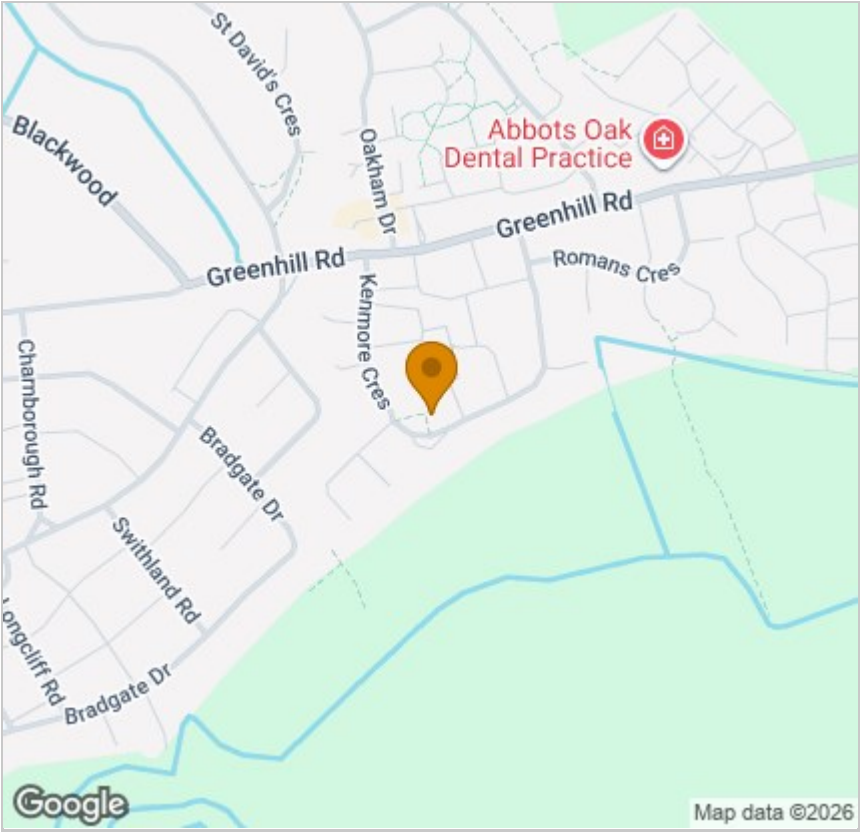
Viewing

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

