
MAYNARD
ESTATES
119 Meadow Lane, Coalville, LE67 4DQ
£475,000
4
2
3
D



Brief Description

A wonderful opportunity to acquire this substantial four-bedroom detached family home, pleasantly situated on the edge of Coalville and occupying a generous plot with a substantial gravel driveway, single garage and beautifully established mature rear garden. Cherished by the same family for decades and now offered to the market for the first time in a number of years, this impressive property provides spacious and versatile accommodation ideally suited to family life.

A welcoming entrance hall leads to an excellent selection of reception spaces. The bay-fronted sitting room provides a peaceful retreat, complemented by a further living room and an impressive extended open-plan family room, ideal for relaxing, entertaining and spending time together. Featuring a bespoke fireplace with open fire, dual-aspect glazing and French doors opening onto the garden, this is a particularly light and inviting space.

The modern dining kitchen is fitted with an extensive range of cream gloss units, composite sink and drainer, integrated double oven, four-ring hob, fridge freezer and dishwasher, together with tiled flooring, feature splashbacks, ceiling spotlights and French doors to the garden. A separate utility room with pantry cupboard, sink and space for further appliances, along with a cloakroom WC, completes the ground floor.

To the first floor are four well-proportioned bedrooms, including three generous doubles. The master benefits from a recently installed contemporary en-suite with double shower, WC and wash hand basin, while bedroom four is currently being used as a dressing room.

The luxurious four-piece family bathroom features a freestanding bath, separate double shower, floating vanity wash hand basin with storage and separate WC.

Outside, the substantial rear garden is a particular feature of this wonderful home, beautifully landscaped and established with mature trees, shrubs, planting and well-maintained borders, creating an attractive and private setting.





£475,000



ON THE GROUND FLOOR

Entrance Hall	
Cloakroom /WC	
Sitting Room	11'9" x 13'9" (3.58m x 4.19m)
Living Room	11'9" x 12'6" (3.58m x 3.81m)
Family Room	19'2" x 11'9" (5.84m x 3.58m)
Kitchen Diner	9'11" x 18'7" (3.02m x 5.66m)
Utility Room	9'0" x 5'4" (2.74m x 1.63m)

ON THE FIRST FLOOR

Landing	
Master Bedroom	11'0" x 11'3" (3.35m x 3.43m)
En-Suite	
Bedroom Two	15'1" x 11'3" (4.60m x 3.43m)





Bedroom Three	11'11" 11'11" (3.63m 3.63m)
Bedroom Four	6'8" x 8'8" (2.03m x 2.64m)
Family Bathroom	10'2" x 8'6" (3.10m x 2.59m)

ON THE OUTSIDE

Rear Garden

Front Garden

Driveway

Single Garage

Key Features

- Impressive Four Bedroom Detached
- Mature & Substantial Rear Garden Plot
- Modern Fitted Dining Kitchen & Utility
- Contemporary En-Suite Shower Room
- Beautifully Landscaped Gardens
- Available With No Upward Chain
- Multiple Ground Floor Reception Rooms
- Stunning 4Pc Family Bathroom Suite
- Large Driveway & Single Garage
- Virtual Property Tour Available

















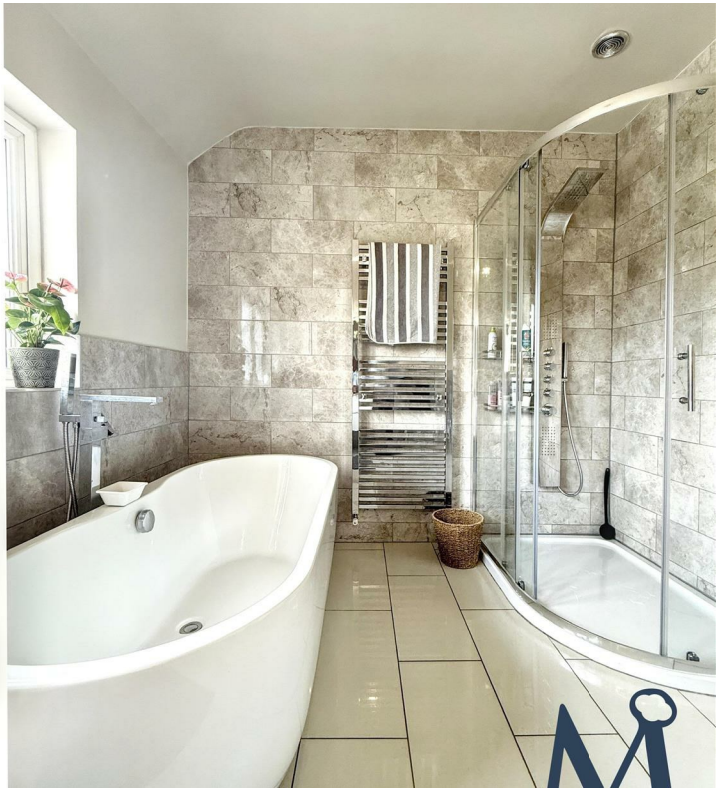














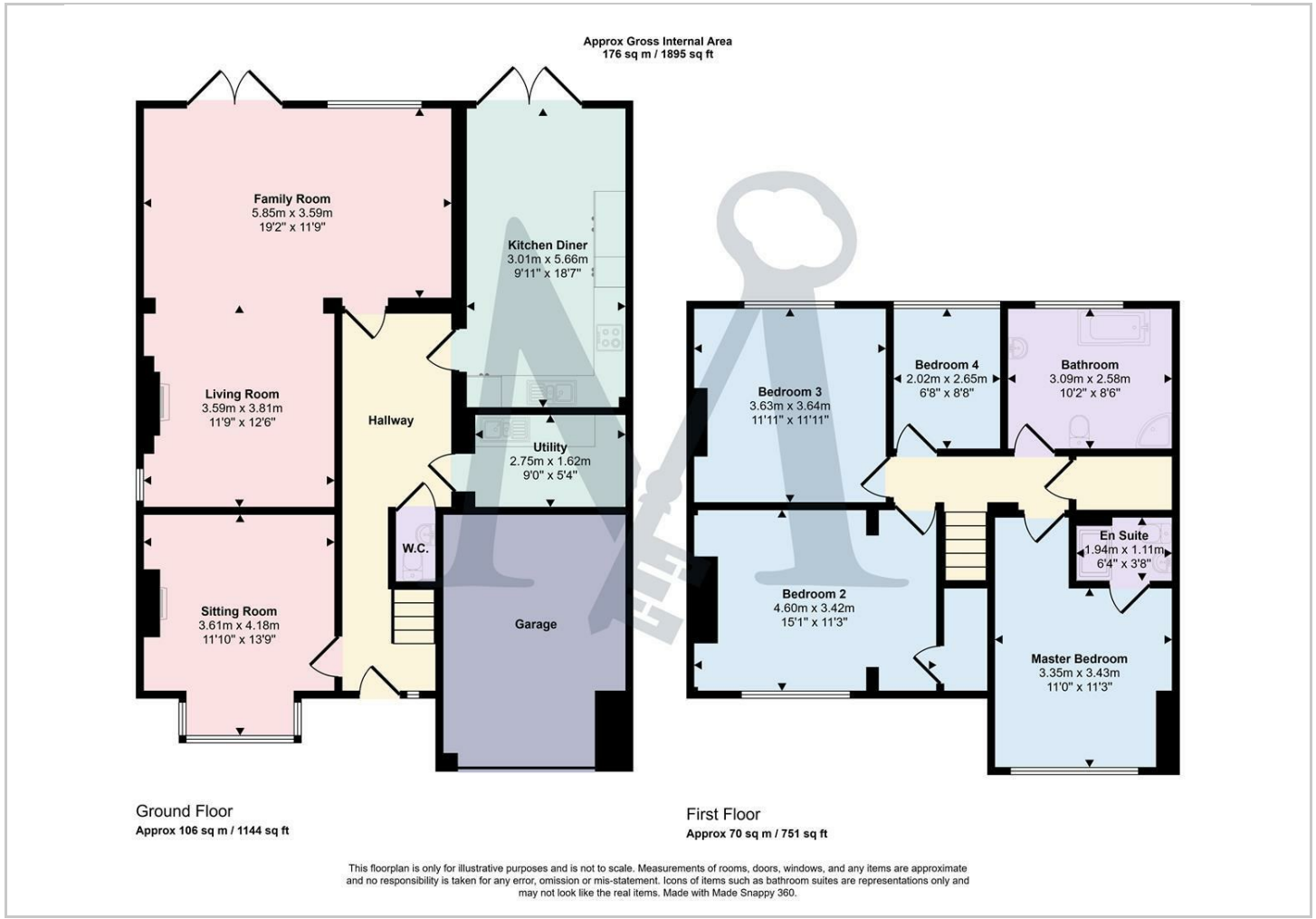




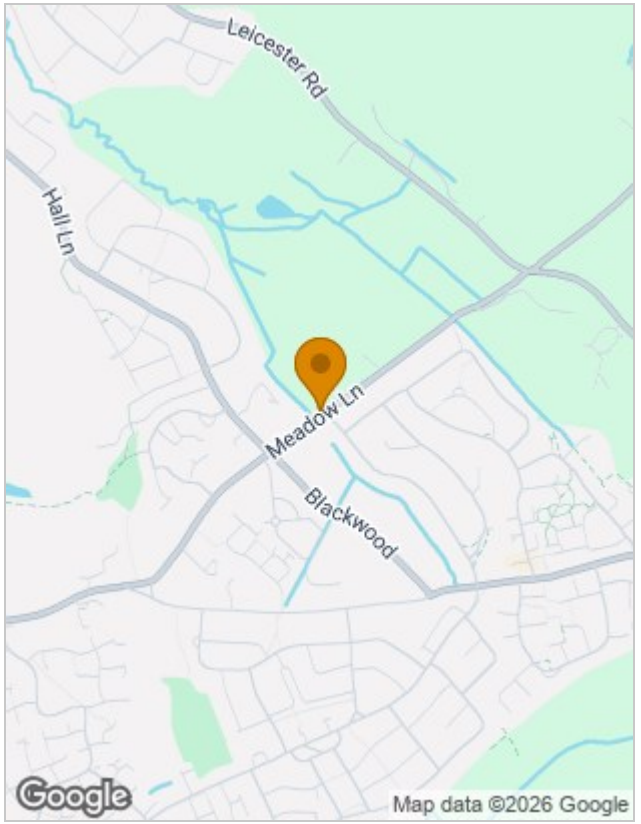




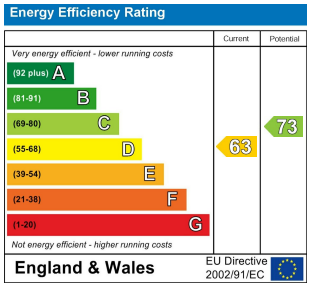
Floor Plans



Location Map



Energy Performance Graph



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.

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