



MAYNARD
ESTATES



37 Ashland Drive
Coalville, LE67 3NH

£250,000



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Brief Description

Situated on a quiet and popular development, this BEAUTIFULLY PRESENTED three bedroom semi-detached home offers spacious, well maintained accommodation, making it an ideal purchase for first-time buyers, young families or those looking to upsize.

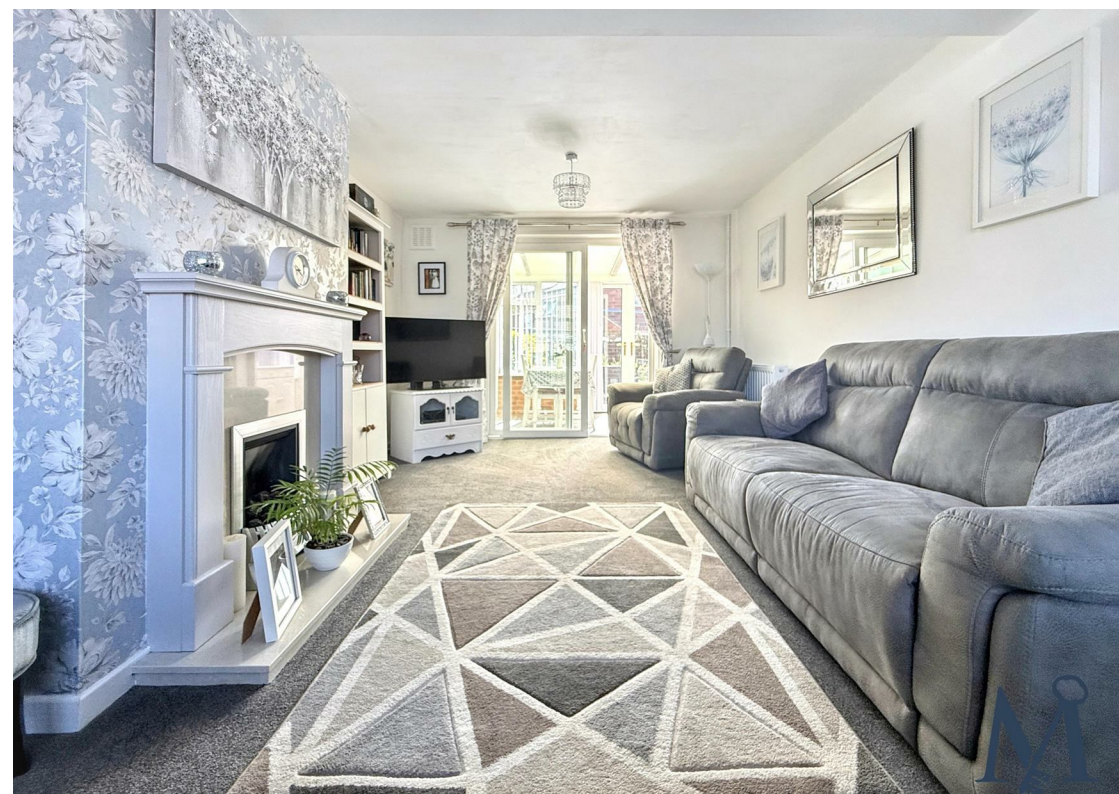
Lovingly maintained and recently redecorated, the property enjoys a bright and welcoming entrance hall with a convenient ground floor WC and useful storage cupboard. The SPACIOUS LIVING ROOM overlooks the front elevation and features a central fireplace with a decorative surround, creating a cosy focal point. Sliding patio doors lead through to the extended conservatory, currently utilised as a dining area, providing an excellent additional reception space with French doors opening onto the rear garden.

The MODERN BREAKFAST KITCHEN is fitted with a range of contemporary wall and base units, integrated oven and four-ring gas hob, stainless steel sink, space for appliances and ample room for a breakfast table, with direct access to the side of the property.

To the first floor are three well proportioned bedrooms, including a generous master bedroom with fitted wardrobes, a spacious second double bedroom and a comfortable third bedroom ideal as a child's room, nursery or home office. Completing the accommodation is a beautifully appointed CONTEMPORARY FAMILY BATHROOM featuring a stylish three piece suite with a mains fed rainfall and handheld shower over the bath.

Outside, the property enjoys a beautifully established SOUTH FACING REAR GARDEN, offering paved seating areas, shaped lawns and mature planted borders, creating a wonderful space to relax and entertain. To the front, a landscaped garden complements the tarmac driveway, which provides OFF ROAD PARKING FOR MULTIPLE VEHICLES and leads through wrought iron gates to an oversized detached single garage with power and lighting.

Combining generous living space, EXCELLENT PRESENTATION and a sought-after location, this superb home is ready to move straight into.





ON THE GROUND FLOOR

Entrance Hall

WC

Living Room
10'10" x 19'11" (3.32 x 6.09)

Conservatory
9'8" x 7'4" (2.97 x 2.26)

Kitchen
9'5" x 9'3" (2.89 x 2.82)

ON THE FIRST FLOOR

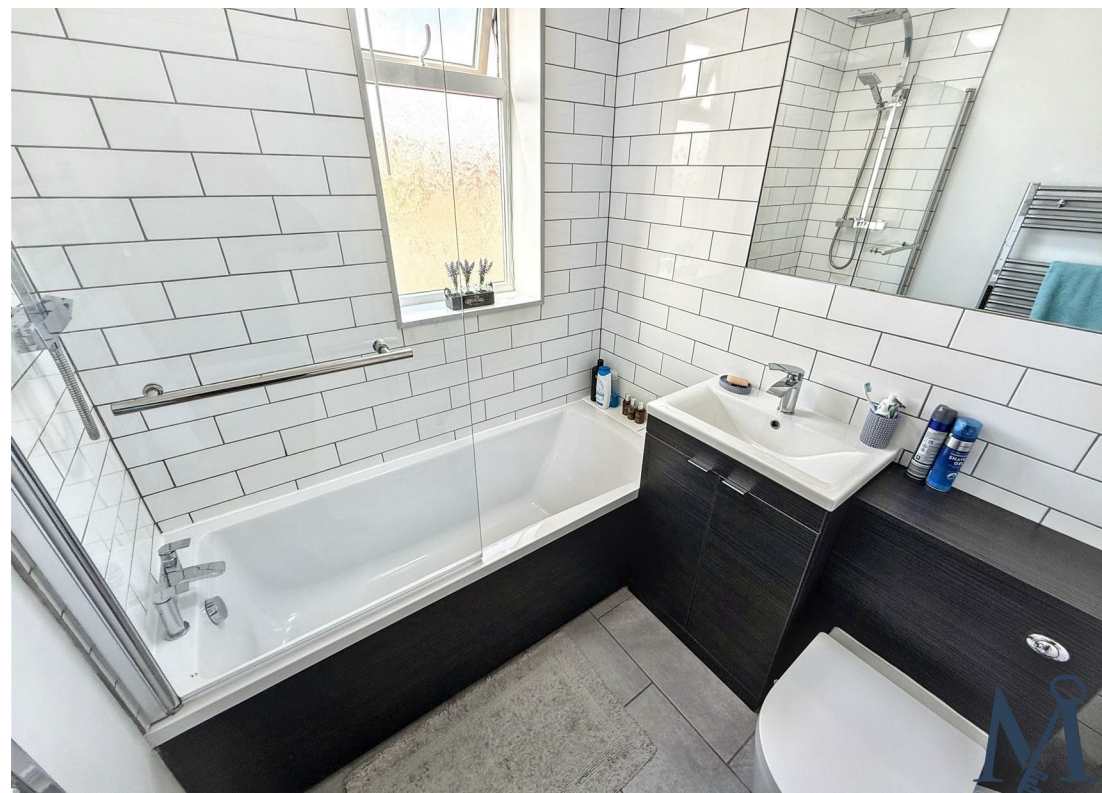
Landing

Bedroom One
10'8" x 10'3" (3.26 x 3.13)

Bedroom Two
10'6" x 8'9" (3.22 x 2.68)

Bedroom Three
9'7" x 6'9" (2.93 x 2.08)

Bathroom
6'3" x 5'10" (1.92 x 1.78)



ON THE OUTSIDE

Front Garden

Rear Garden

Driveway

Detached Single Garage
7'7" x 18'7" (2.32 x 5.67)





Floor Plan



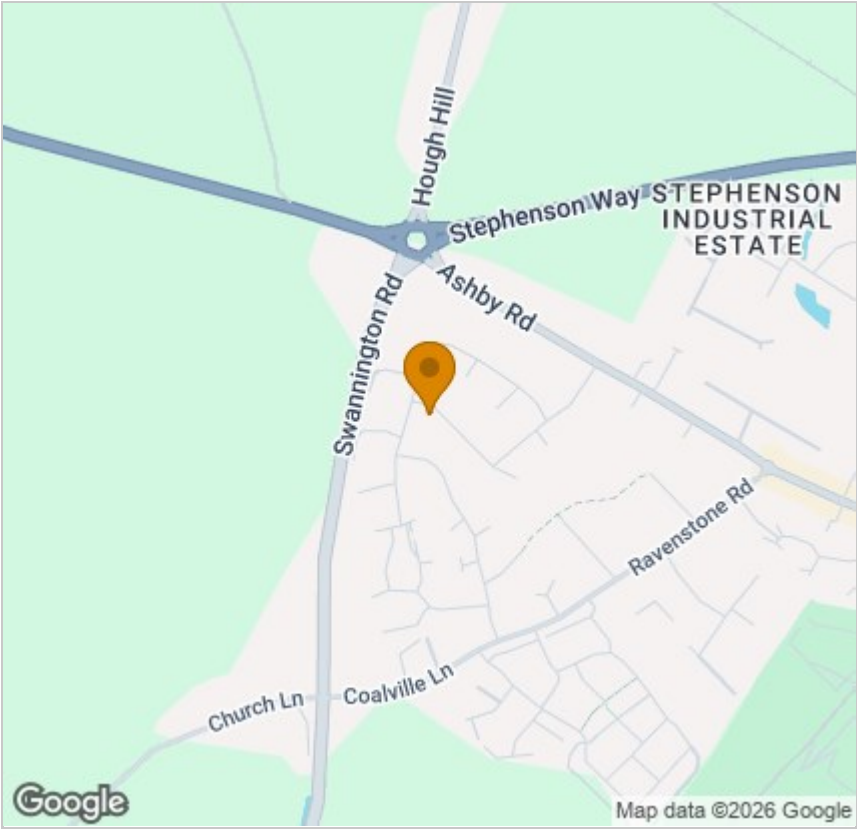
Viewing

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

