



34 Coronet Drive, Ibstock, LE67 6QF

£240,000





# Brief Description

Offered available with NO UPWARD CHAIN, this is a BEAUTIFULLY PRESENTED home, with thoughtful improvements and modern amenities. Located on Coronet Drive, Ibstock, this modern semi-detached house presents an EXCELLENT OPPORTUNITY for first-time buyers and families alike. Spanning 714 square feet, the property boasts three well-proportioned bedrooms and two bathrooms, making it both spacious and functional.

Upon entering, you are greeted by a STYLISH ENTRANCE HALL featuring elegant tiled flooring and tasteful wall paneling. The ground floor also includes a convenient WC, maintaining the same CHIC AESTHETIC. The living room is a DELIGHTFUL SPACE, adorned with laminate wood flooring and a feature wall panel, creating a warm and inviting atmosphere. This room seamlessly connects to the inner hallway, which leads to the staircase for easy access to the upper level.

At the rear of the home, you will find a stunning FULLY INTEGRATED KITCHEN diner. This contemporary space is fitted with a range of modern wall and dark grey gloss units, complete with an integrated fridge/freezer, dishwasher, and washing machine. The kitchen is designed for both functionality and style, featuring an oven, tiled flooring, and FRENCH DOORS that open onto the garden, allowing for an abundance of natural light.

The first floor comprises THREE BEDROOMS, including a master suite with a built-in twin wardrobe and a STYLISH EN-SUITE. The second bedroom is also a generous double, while the third bedroom offers versatility, currently serving as an office. The family bathroom is TASTEFULLY DESIGNED with a modern three-piece suite.

Outside, the REAR GARDEN is designed for easy maintenance, featuring a paved patio, slate chippings, and an artificial lawn, all enclosed by a fenced boundary. A shed and side gated access add to the practicality of the outdoor space. The front of the property is tarmacked, providing OFF-ROAD PARKING for multiple vehicles, complemented by a slate chip garden area.

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## ON THE FIRST FLOOR

Entrance Hall

Ground Floor WC

Living Room 9'11" x 13'7" (3.02m x 4.14m)

Inner Hall

Kitchen Diner 14'5" x 8'4" (4.39m x 2.54m)

## ON THE FIRST FLOOR

Landing

Master Bedroom 9'3" x 8'5" (2.82m x 2.57m)

En Suite 4'9" x 7'10" (1.45m x 2.39m)

Bedroom 2 7'2" x 9'11" (2.18m x 3.02m)



Bedroom 3 7'1" x 6'7" (2.16m x 2.01m)  
Family Bathroom 7'2" x 5'5" (2.18m x 1.65m)

#### ON THE OUTSIDE

Driveway  
Rear Garden

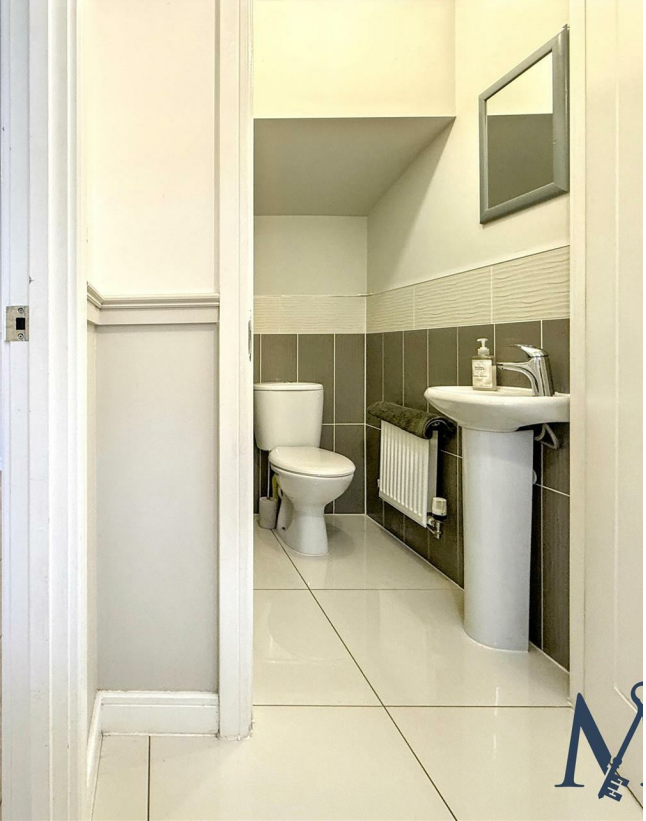
## Key Features

- En Suite To Master Bedroom
- Beautiful Fully Fitted Dining Kitchen
- Easily Maintained Garden To The Rear
- Within Easy Access To Local Amenities
- Beautifully Presented Accommodation Throughout
- Spacious Living Room
- Family Bathroom & Ground Floor WC
- Side By Side Driveway Parking
- Available With No Upward Chain
- Virtual Property Tour Available



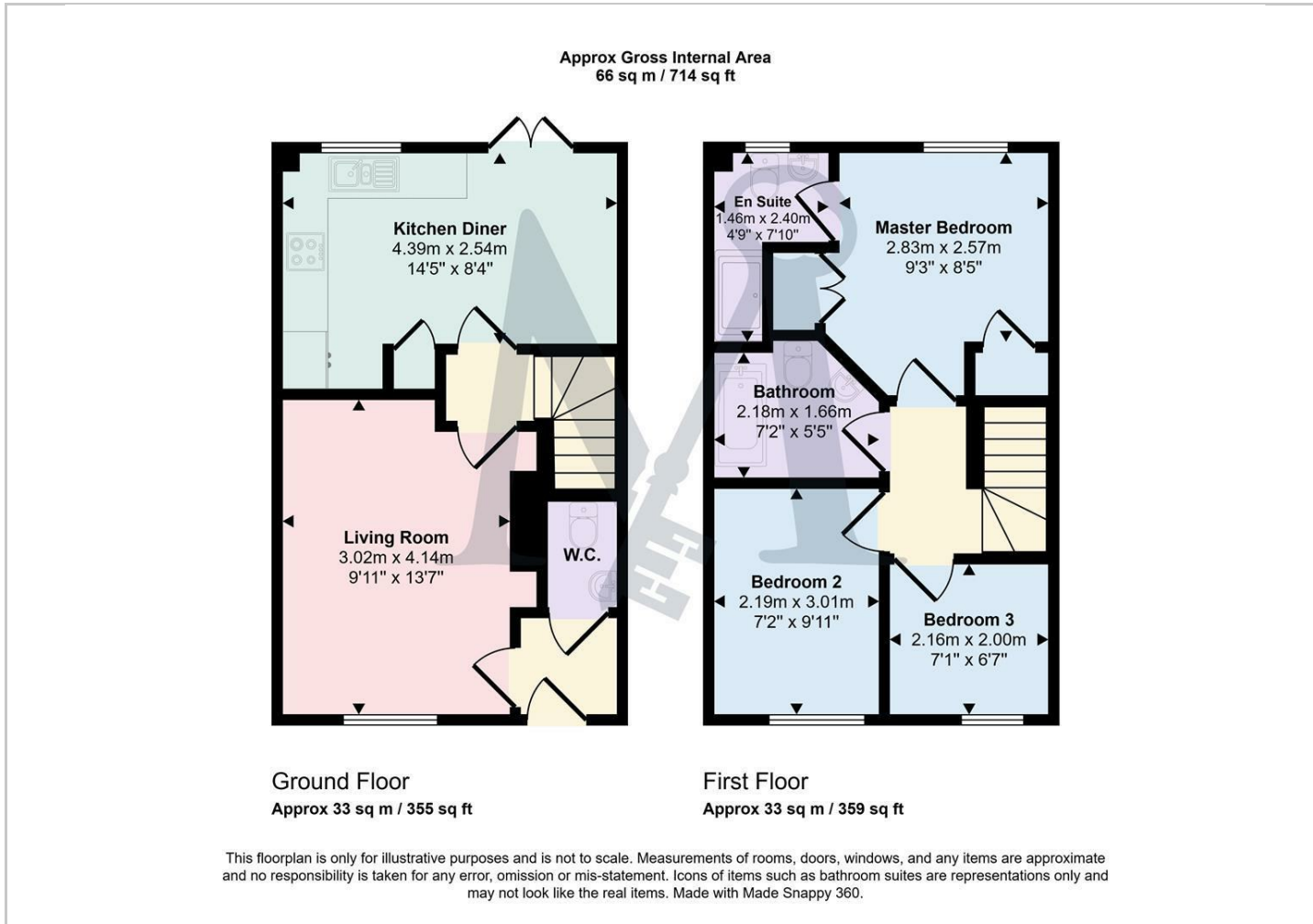








## Floor Plans



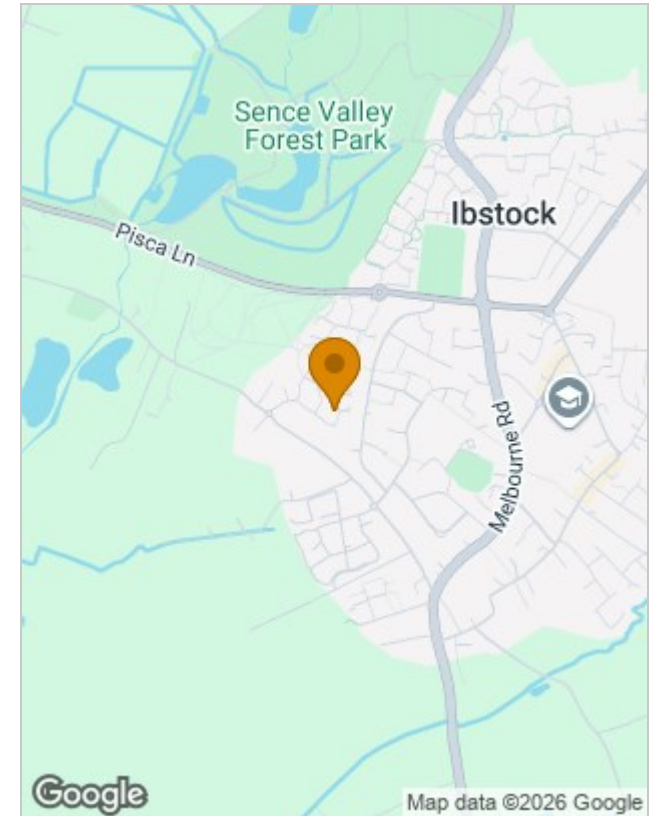
## Viewing

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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## Location Map



## Energy Performance Graph

