



96 Bakewell Street
, Coalville, LE67 3BA

£220,000

Icons representing property features: 3 bedrooms, 1 bathroom, 2 living areas, and a menu icon.

Brief Description

This three-bedroom detached house positioned on Bakewell Street in Coalville, offers a delightful blend of modern living and classic features. The property has been **RECENTLY RENOVATED**, presenting beautifully throughout. **IDEALLY SITUATED** on the edge of the town centre and **AVAILABLE WITH NO UPWARD CHAIN**, making it a **PERFECT CHOICE** for first-time buyers or those looking to downsize.

Upon entering, you are greeted by a **WELCOMING PORCH** adorned with period feature tiled flooring, leading into a spacious entrance hall with **STYLISH wood LVT flooring**. The living room boasts a **BAY FRONTED window**, a feature fireplace, and tall ceilings with elegant coving, creating a warm and inviting atmosphere. The adjacent dining room continues the theme with the same tasteful flooring, a **CHARMING FIREPLACE**, and ample space for family gatherings.

At the rear of the house, the kitchen is a **MODERN DELIGHT**, featuring a range of contemporary wall and base units, space for appliances, and a stylish tiled splashback. The open aspect into the **SNUG AREA** enhances the sense of space, and the snug also includes a **UTILITY AREA** that complements the kitchen's aesthetics, along with convenient access to the garden.

The first floor hosts two well-proportioned bedrooms and a **LUXURIOUS FAMILY BATHROOM**, which is a true highlight of the home. This **STUNNING four-piece suite** includes a bath, separate shower, hand basin, and WC, all finished with feature tile flooring and walls, along with built-in shelving and ceiling spotlights. The second floor reveals a **VERSATILE THIRD BEDROOM**, perfect for use as an office, playroom, or as needed.

Outside, the **REAR GARDEN** is designed for easy maintenance, featuring a paved patio and lawn within an enclosed fenced boundary, ideal for enjoying the outdoors. The front courtyard garden provides a **PLEASANT SEPARATION** from the road, enhancing the property's curb appeal. This beautifully presented home is ready to welcome its new owners.





ON THE GROUND FLOOR

Entrance Porch

Entrance Hall

Living Room
10'9" x 13'9" (3.28m x 4.19m)

Dining Room
11'4" x 12'2" (3.45m x 3.71m)

Kitchen
8'5" x 10'6" (2.57m x 3.20m)

Snug Area
8'4" x 7'10" (2.54m x 2.39m)

ON THE FIRST FLOOR

Landing

Bedroom 1
14'10" x 11'5" (4.52m x 3.48m)

Bedroom 2
8'8" x 12'4" (2.64m x 3.76m)

Family Bathroom
8'2" x 10'9" (2.49m x 3.28m)

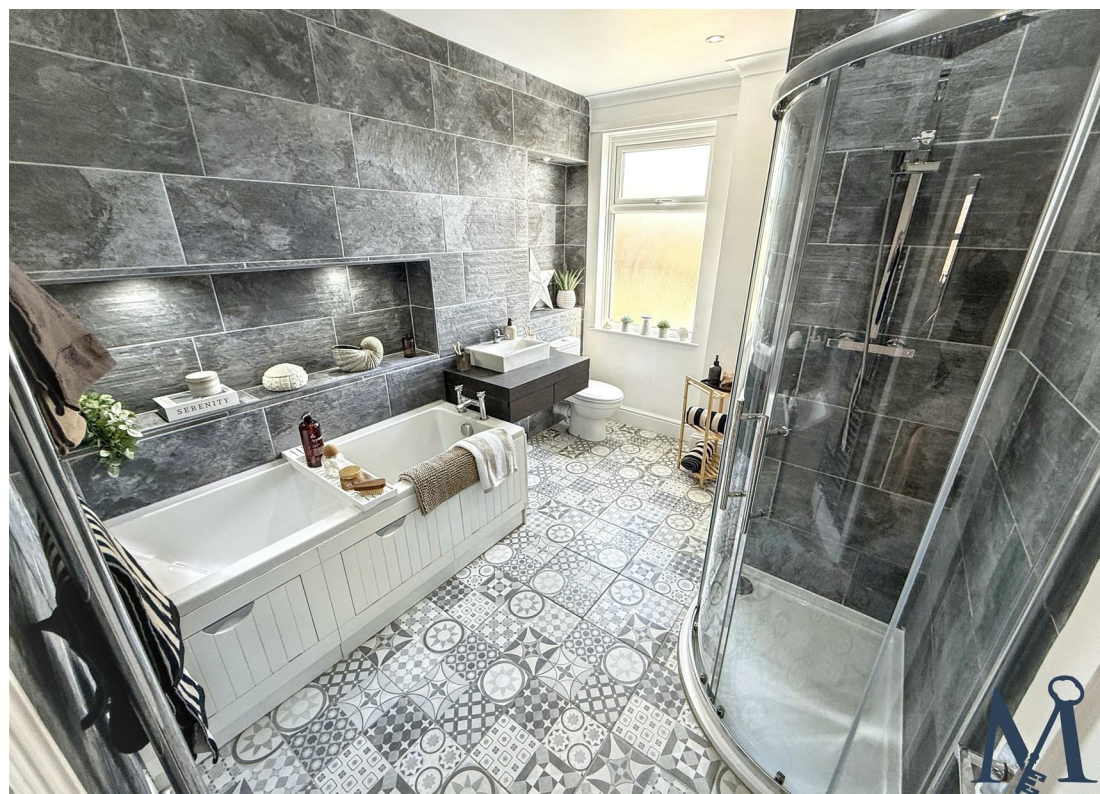
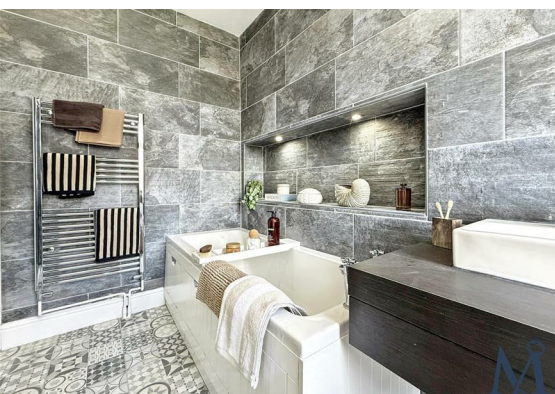
ON THE SECOND FLOOR

Bedroom 3
14'1" x 16'4" (4.29m x 4.98m)

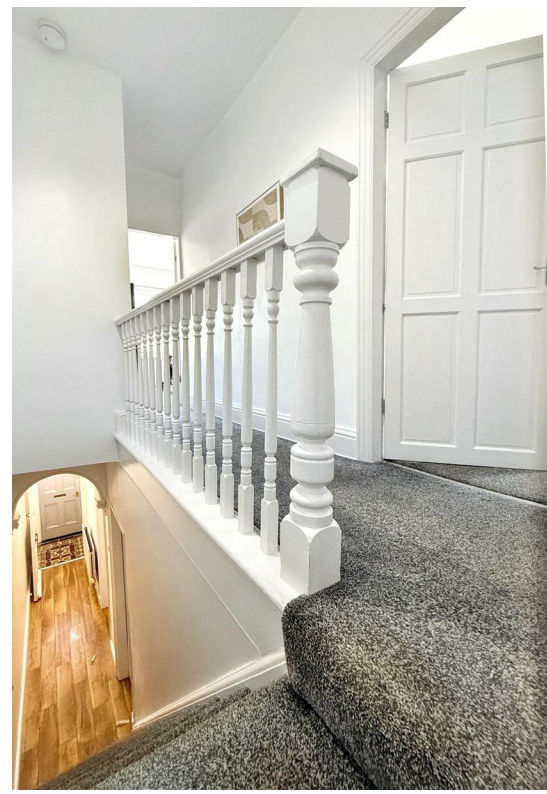
ON THE OUTSIDE

Front Garden

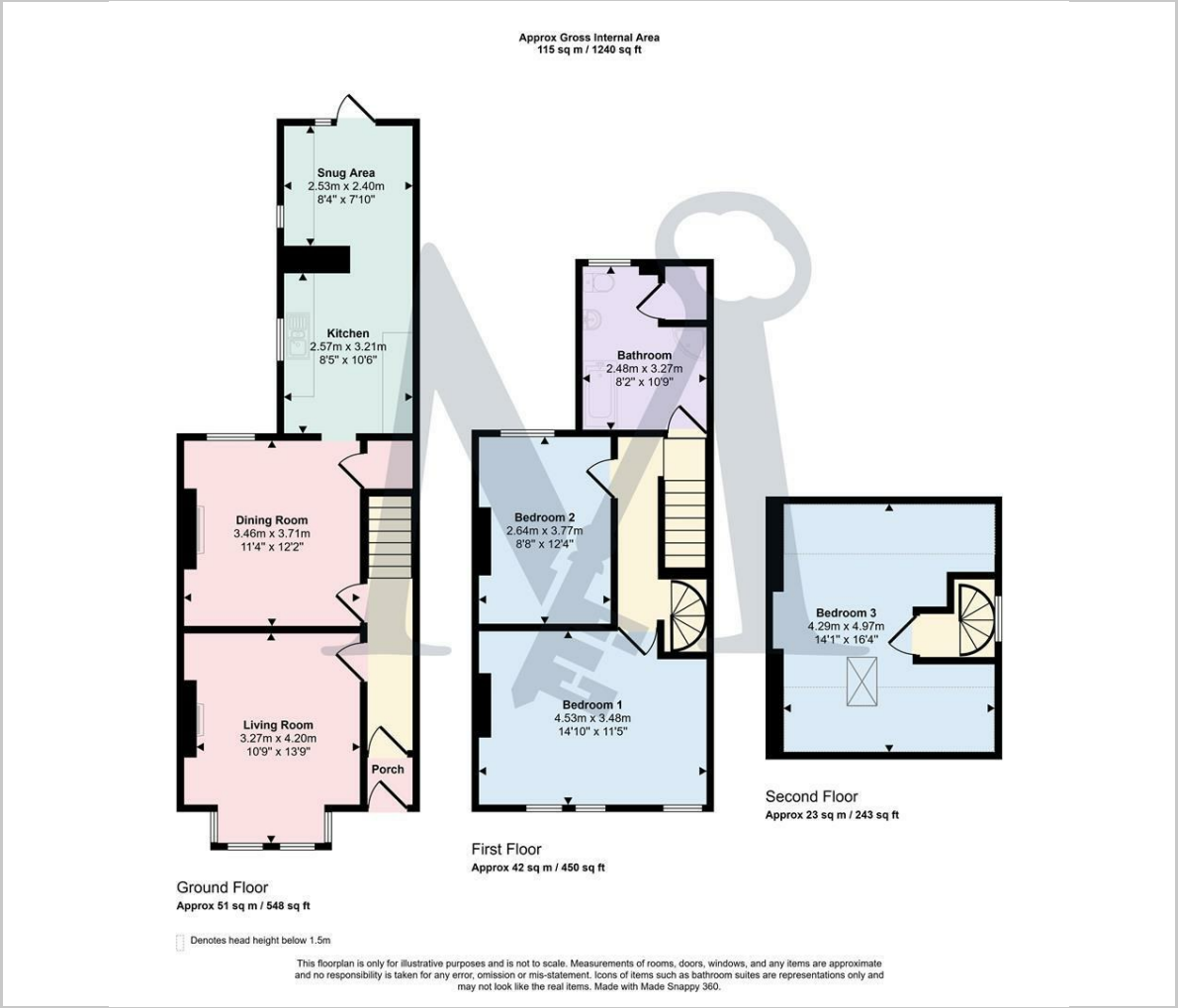
Rear Garden







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

