



MAYNARD
ESTATES

2 Gillamore Drive, Coalville, LE67 5PA

£325,000





Brief Description

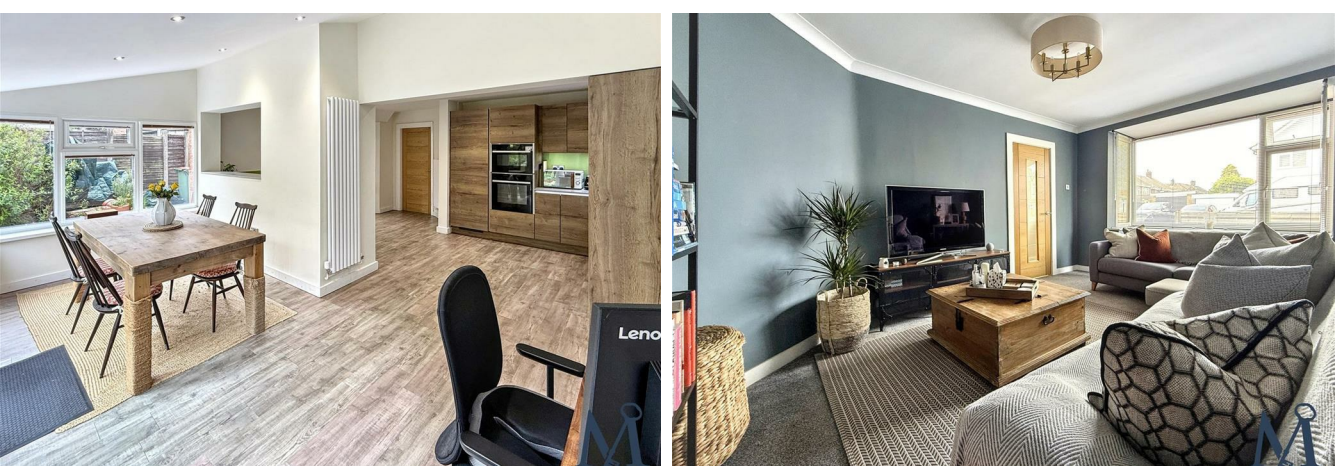
A SPACIOUS, EXTENDED, AND BEAUTIFULLY PRESENTED three bedroom detached family home with a large, established and landscaped south westerly facing rear garden. The extension has created a STUNNING LIVE'IN DINING KITCHEN complete with contemporary, quality fitted kitchen units with integrated appliances, dining area and living space.

A porch provides initial access leading through to the homes entrance hall with a convenient ground floor WC located off. The property benefits from a SIZEABLE SEPARATE LOUNGE whilst the standout out feature is without doubt the rear open plan kitchen diner with features that include a hide and slide self clean double oven, 4 ring induction hob and quartz worktops to name just a few.

Stairs rise from the entrance hall to the first-floor landing offering THREE GOOD SIZED BEDROOMS located off, with the homes second double bedroom overlooking the rear plot and benefitting from a range of fitted wardrobes. A CONTEMPORARY THREE-PIECE FAMILY BATHROOM then concludes the homes main internal accommodation.

Externally this home continues to impress with the LARGE, SUN-LIT REAR GARDEN plot being a particular feature of this home due to its size and presentation, providing the ideal outside space for any growing family. The property affords a good size driveway providing off road parking for multiple vehicles leading to a SECURE WORKSHOP/STORE.

The home is situated in the highly SOUGHT AFTER VILLAGE OF WHITWICK and having undergone improvements by the current owner, this property is ready to move into, double glazed and gas centrally heated via a modern Worcester combination boiler.



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ON THE GROUND FLOOR

Entrance Porch	
Entrance Hall	
Ground Floor WC	
Lounge	10'10" x 17'3" (3.30m x 5.26m)
Kitchen Diner	8'9 x 18'9" (2.67m x 5.72m)
Open Plan Family Room	16'9" x 9'2" (5.11m x 2.79m)

ON THE FIRST FLOOR

Landing	
Bedroom One	10'2" x 12'6" (3.10m x 3.81m)
Bedroom Two	9'3" x 12'1" (2.82m x 3.68m)
Bedroom Three	6'10" x 9'3" (2.08m x 2.82m)
Family Bathroom	5'11" x 7" (1.80m x 2.13m)



ON THE OUTSIDE

South West Rear Garden

Driveway

Workshop/Store

11'5" 15'4" (3.48m 4.67m)

Key Features

- Beautiful, Extended Family Home
- Quality Fitted Modern Dining Kitchen
- Contemporary Family Bathroom
- Good Sized Driveway & Electric Car Charging Point
- Popular Whitwick Village Location
- Large S/W Facing Rear Garden
- Open Plan Family Room Off Kitchen
- Secure Workshop/Store
- Spacious Separate Lounge
- Virtual Property Tour Available

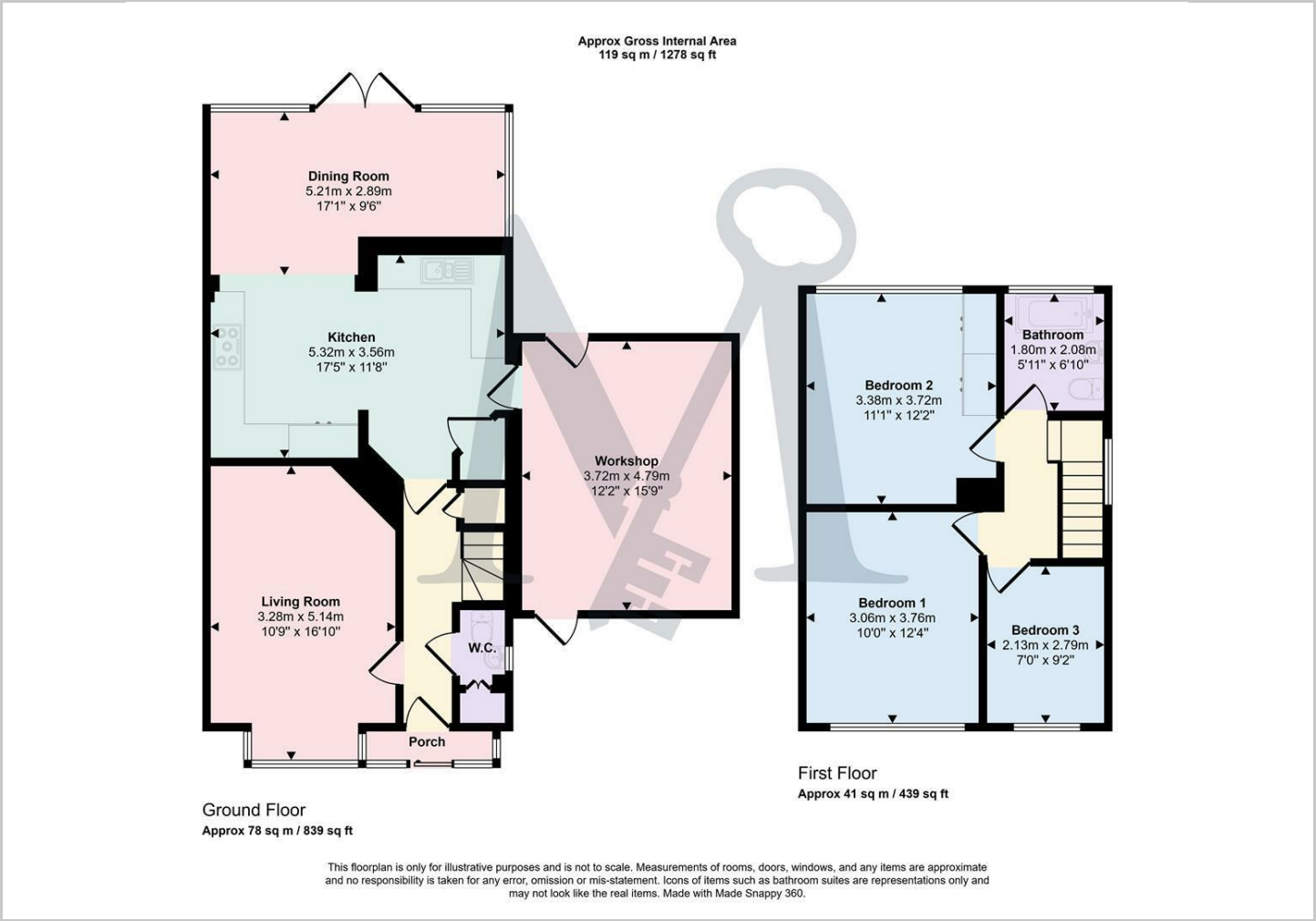








Floor Plans



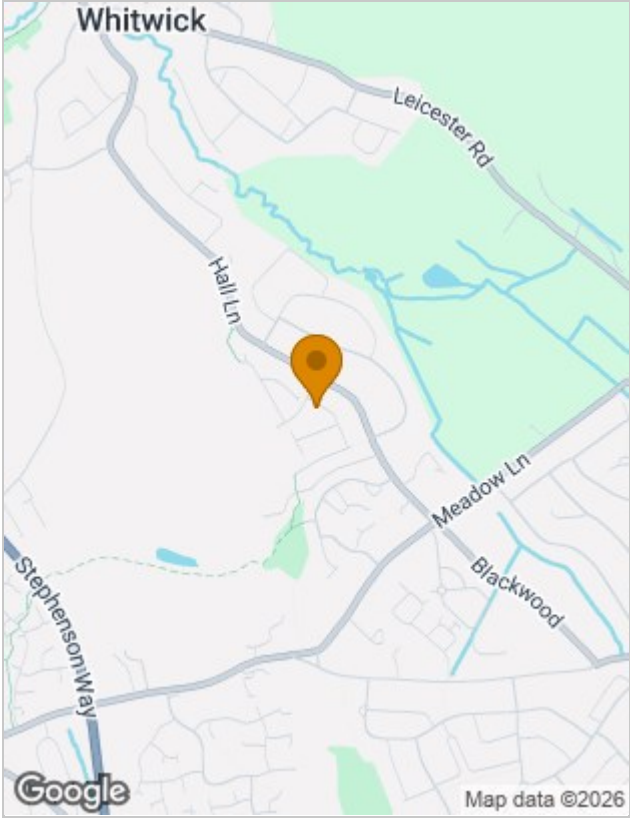
Viewing

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

