



MAYNARD  
ESTATES

16 Meadow Lane, Coalville, LE67 4DL

£450,000









# Brief Description

Situated on Meadow Lane in Coalville, this IMPRESSIVE DETACHED HOUSE offers a perfect blend of modern living and spacious comfort. Spanning over an impressive 2,000 square feet, this property boasts FOUR WELL-PROPORTIONED BEDROOMS, MULTIPLE RECEPTION ROOMS & TWO EN-SUITE SHOWER ROOMS.

Upon entering, you are greeted by a welcoming entrance porch that leads into a STYLISH ENTRANCE HALL, featuring elegant tiled flooring and contemporary ceiling spotlights. To the left, you will find a CONVENIENT GROUND FLOOR WC, along with a separate dining room and a study, perfect for those who work from home. The GENEROUS LOUNGE at the rear is a highlight, complete with French doors that open into a delightful conservatory, creating a SEAMLESS CONNECTION TO THE OUTDOORS. The lounge also features charming ceiling coving and a cosy inset gas fire, perfect for relaxing evenings.

The MODERN KITCHEN is a chef’s dream, equipped with dove grey shaker-style units, a movable breakfast bar island, and HIGH QUALITY integrated appliances, including an AEG oven and Bosch gas hob. The adjoining utility room offers additional storage and access to the garden, as well as integral access to the homes SINGLE GARAGE.

Upstairs, the GALLERIED LANDING provides access to four good sized bedrooms, with the master bedroom & 2nd bedrooms enjoying the luxury of a modern three piece en suite each. The family bathroom is EQUALLY IMPRESSIVE, boasting a large oval bath and modern fixtures.

The outside is equally captivating, with a SUBSTANTIAL SOUTH-FACING REAR GARDEN that has been beautifully landscaped. This outdoor space features block paving, raised decking patios, and mature shrubs, all enclosed by a secure fence.

A further DOUBLE GARAGE to the rear with an inspection pit, light and power supply, along with more parking really sets this home apart.

In summary, this substantial property on Meadow Lane is a rare find, offering modern amenities, generous living spaces, and a stunning outside space

£450,000



## ON THE GROUND FLOOR

Entrance Porch	8'9" x 3'2" (2.67m x 0.97m)
Entrance Hall	
Ground Floor WC	2'8" x 5'4" (0.81m x 1.63m)
Dining Room	9'11" x 8'8" (3.02m x 2.64m)
Study	7'11" x 6'0" (2.41m x 1.83m)
Living Room	11'3" x 16'1" (3.43m x 4.90m)
Conservatory	11'6" x 12'8" (3.51m x 3.86m)
Kitchen	11'3" x 13'6" (3.43m x 4.11m)
Utility Room	5'3" x 7'0" (1.60m x 2.13m)



## Key Features

- Large South Facing Rear Garden
- En Suite to Master Bedroom & Second Bedroom
- Ground Floor WC & Utility Room
- Ground Floor Study & Galleried Landing
- Beautiful Substantial Family Home
- Single Garage & Detached Double Garage
- Living Room, Dining Room & Conservatory
- Newly Fitted Modern Fitted Kitchen
- Front & Rear Driveway Parking
- Virtual Property Tour Available

### ON THE FIRST FLOOR

Galleried Landing	
Master Bedroom	11'4" x 11'11" (3.45m x 3.63m)
En Suite One	5'9" x 5'11" (1.75m x 1.80m)
Bedroom 2	11'5" x 11'10" (3.48m x 3.61m)
En-Suite Two	4'1" x 5'8" (1.24m x 1.73m)
Bedroom 3	8'4" x 13'1" (2.54m x 3.99m)
Bedroom 4	7'1" x 9'4" (2.16m x 2.84m)
Family Bathroom	8'7" x 6'9" (2.62m x 2.06m)

### ON THE OUTSIDE

Front Garden	
Rear Garden	
Front Driveway	
Single Garage	8'2" x 15'3" (2.49m x 4.65m)
Rear Driveway	
Double Garage	16'1" x 18'5" (4.90m x 5.61m)













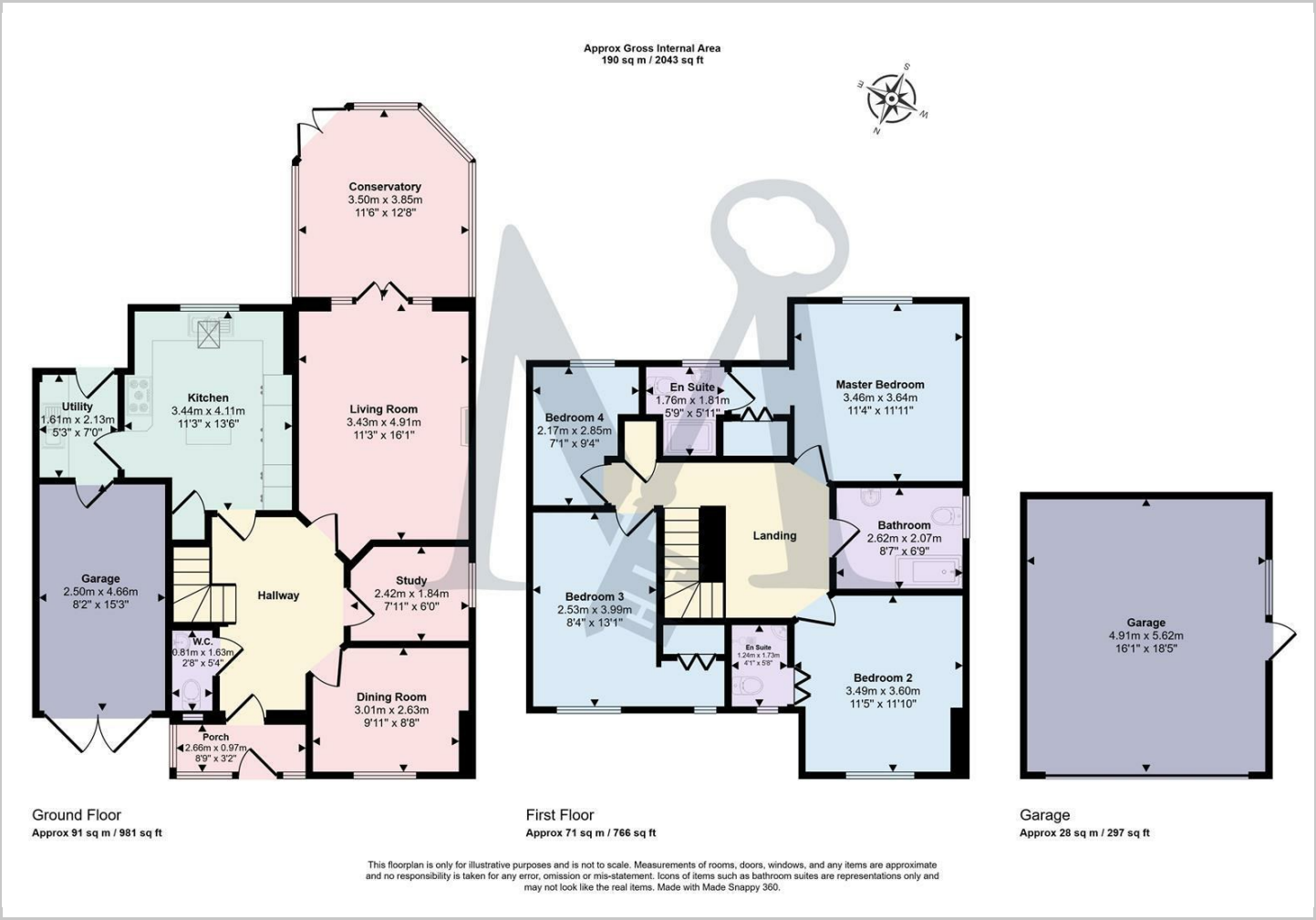








Floor Plans



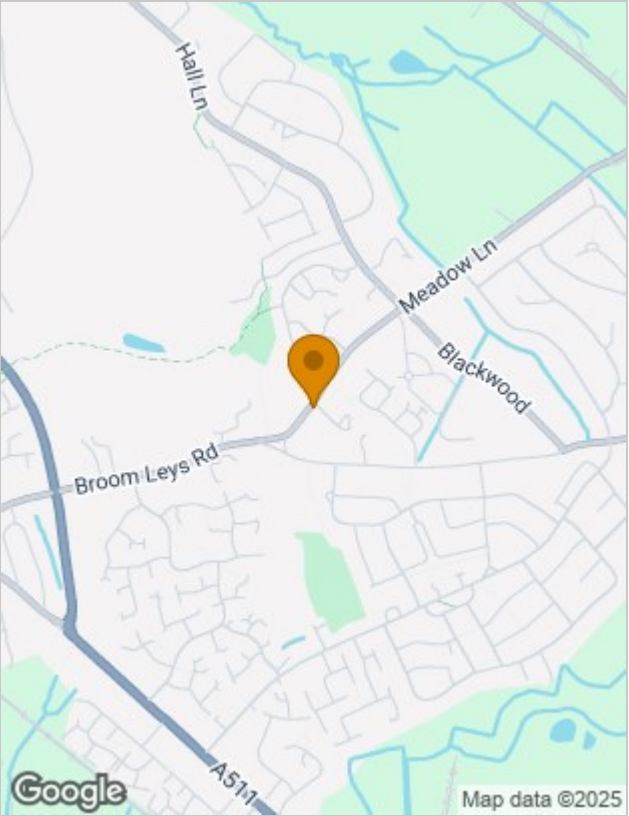
Viewing

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

