



194 Highfield Street
Coalville, LE67 3BP

£190,000



Brief Description

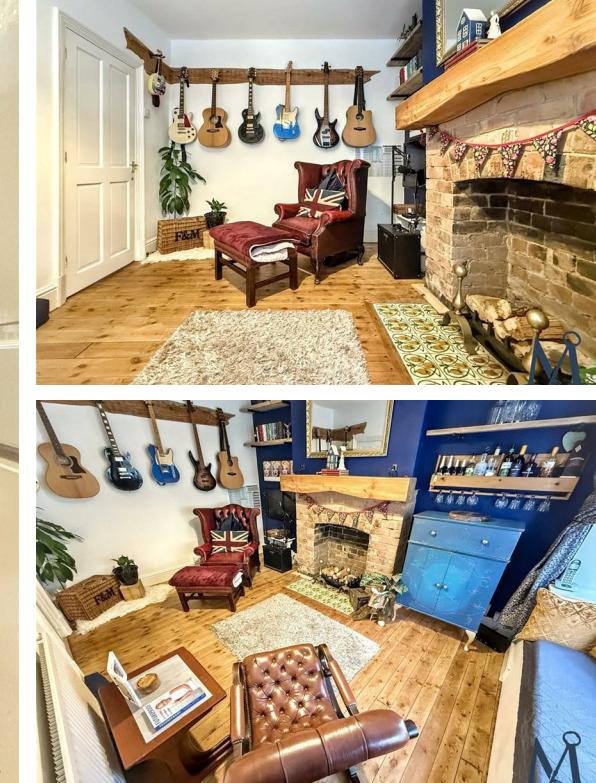
This delightful end-terrace house on Highfield Street in the popular town of Coalville, offers a perfect blend of **CHARACTER AND MODERN** living, making it an ideal family home. Spanning an impressive 1,137 square feet, the property boasts two spacious reception rooms, three well-proportioned bedrooms, and a convenient first-floor study. A brand **NEW** combination boiler has been fitted in 2026.

Upon entering, you are greeted by a welcoming entrance hall adorned with traditional quarry tile flooring and a built-in seating area with storage, setting the tone for the home's **INVITING ATMOSPHERE**. The front sitting room is a versatile space, featuring a built-in window seat, a striking brick fireplace with a tiled hearth, and **BEAUTIFULLY** treated wooden floorboards. The dual aspect living room further enhances the home's charm, complete with built-in shelving and another feature fireplace, perfect for cosy evenings.

The **KITCHEN** is well-equipped with a range of wall and base units, a free-standing double oven and grill, and space for a fridge/freezer and dishwasher. It also provides direct access to the **EXPANSIVE REAR GARDEN**, which is a true highlight of the property. The modern family bathroom, located at the rear of the kitchen, includes a three-piece suite and space for a washing machine and dryer, ensuring practicality for everyday living.

Upstairs, you will find three **GENEROUS** bedrooms, each offering a comfortable retreat, along with the **STUDY** that is ideal for those who work from home or pursue hobbies. The **BOARDED LOFT** provides additional storage options.

The **LANDSCAPED** rear garden is a wonderful outdoor space, featuring a combination of paved patios, gravelled areas, and planted borders, predominantly laid to lawn. A large timber **WORKSHOP** at the bottom of the garden is complete with light and power supply. The front garden is gravelled, with a charming brick wall boundary and an iron gate for access. The property is also equipped with **SOLAR PANELS** for efficiency.





ON THE FIRST FLOOR

Entrance Hall

Sitting Room
9'8" x 15'10" (2.95m x 4.83m)

Living Room
16'1" x 13'3" (4.90m x 4.04m)

Kitchen Diner
9'0" x 11'0" (2.74m x 3.35m)

Family Bathroom
8'11" x 5'9" (2.72m x 1.75m)

ON THE FIRST FLOOR

Landing

Bedroom 1
13'1" x 13'5" (3.99m x 4.09m)

Bedroom 2
9'0" x 13'5" (2.74m x 4.09m)

Bedroom 3
9'3" x 8'10" (2.82m x 2.69m)

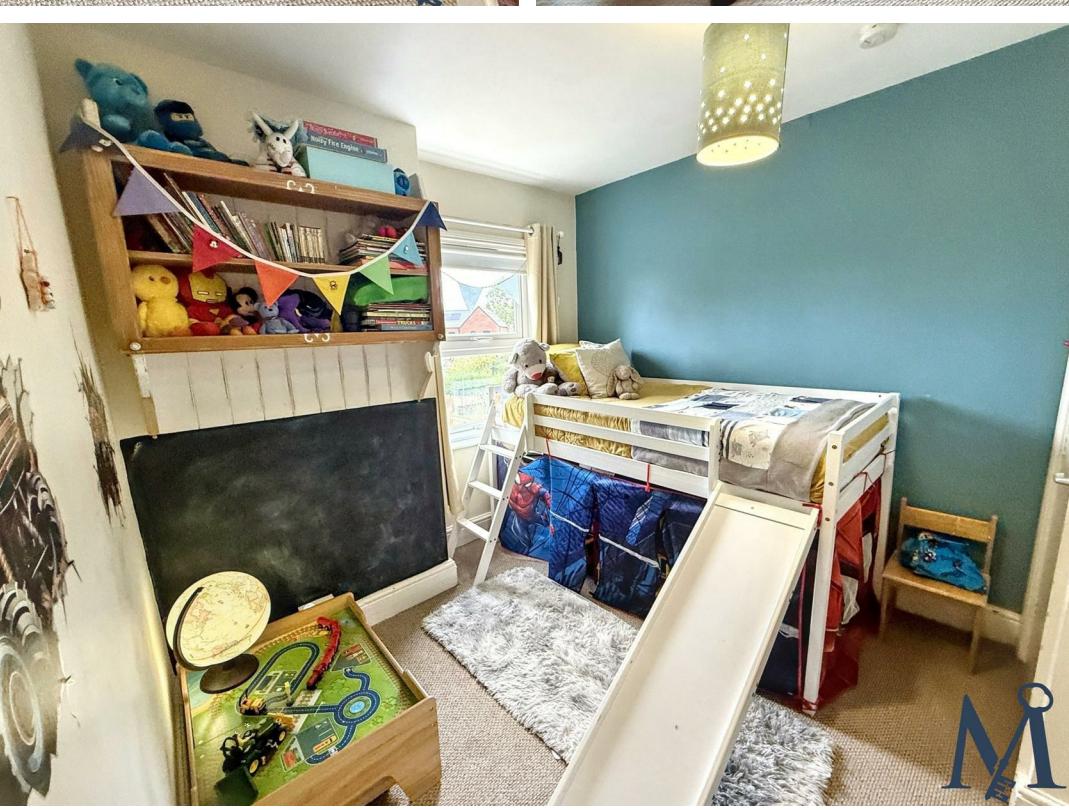
Study
5'9" x 4'4" (1.75m x 1.32m)

ON THE OUTSIDE

Front Courtyard

Rear Garden







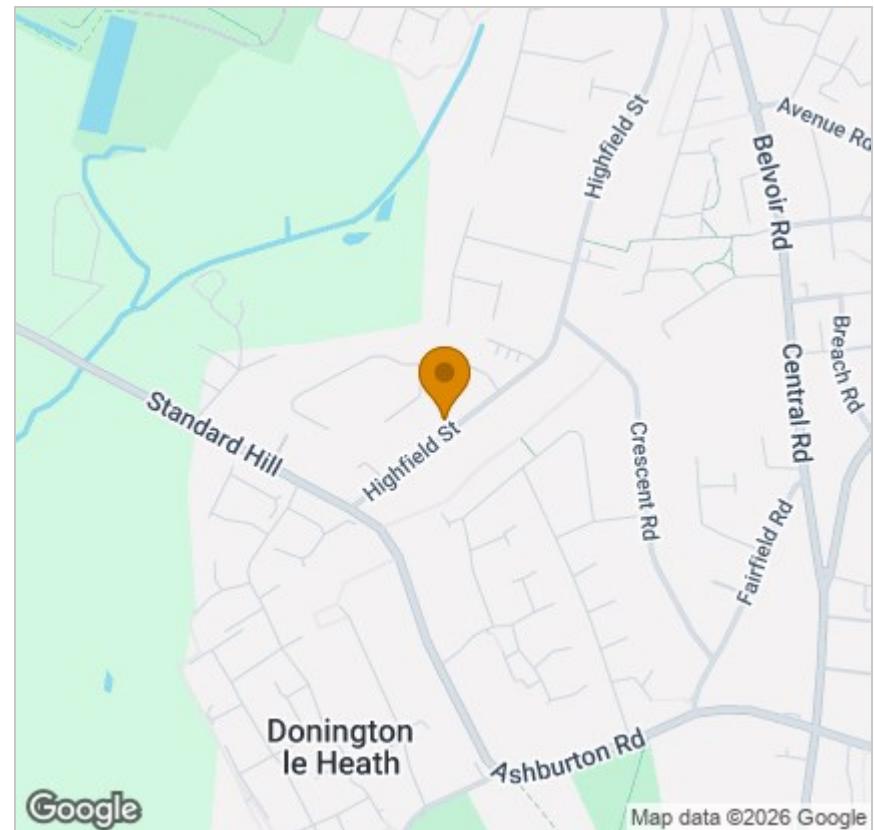
Floor Plan



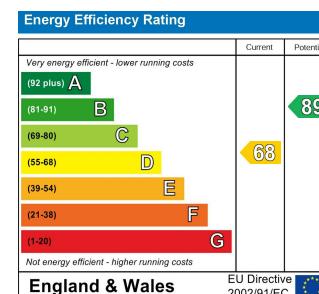
Viewing

Please contact our Maynard Estates Office on 01530 682886
if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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