



188 Whitehill Road
Ellistown, Coalville, LE67 1EQ

£220,000

Brief Description

On Whitehill Road in the popular village of Ellistown, Coalville, this DELIGHTFUL four-bedroom house offers a WONDERFUL OPPORTUNITY for those seeking a spacious family home with potential for personalisation. Spanning an impressive 1,304 square feet, the property features two inviting reception rooms, perfect for both relaxation and entertaining.

As you enter, you are greeted by a WELCOMING living room, complete with a fireplace that houses an electric fire, adding a touch of warmth and character. The adjoining sitting room boasts stylish grey laminate wood flooring, elegant picture rails, and a CHARMING brick fireplace with an open fire, creating a cosy atmosphere for family gatherings.

The heart of the home is the WELL-APPOINTED kitchen diner, which showcases modern dove grey units, two integrated ovens, and a sleek black glass splashback. With an integrated dishwasher and ample space for a fridge freezer, this kitchen is both FUNCTIONAL AND STYLISH. Convenient access to the INTEGRAL GARAGE is an added bonus, while the rear lobby leads to a handy ground floor WC and a door that opens into the garden.

On the first floor, you will find four versatile bedrooms, allowing for various uses to suit your family's needs. The family bathroom features a CONTEMPORARY three-piece suite, including a bath with a mains shower overhead, a vanity wash basin, and tiled walls, ensuring a practical yet stylish space.

The rear garden is a true highlight, BEAUTIFULLY PRESENTED with a paved patio, pathways, and a combination of laid lawn and artificial turf, all enclosed by a secure fence. A further block-paved patio area provides an ideal spot for outdoor entertaining. The garage, accessible via double wooden front doors, is equipped with light and power supply, plumbing along with worktop and base units, makes it a functional utility space.

To the front, a combination of block paving and concrete hardstanding offers convenient access to the GARAGE.





ON THE GROUND FLOOR

Living Room
14'8" x 10'2" (4.47m x 3.10m)

Sitting Room
12'8" x 11'1" (3.86m x 3.38m)

Open Plan Kitchen
7'9" x 11'9" (2.36m x 3.58m)

Open Plan Dining Room
11'9" x 9'1" (3.58m x 2.77m)

Rear Lobby

Ground Floor WC

ON THE FIRST FLOOR

Landing

Bedroom 1
12'5" x 10'11" (3.78m x 3.33m)

Bedroom 2
14'2" x 10'5" (4.32m x 3.18m)

Bedroom 3
7'10" x 8'5" (2.39m x 2.57m)

Bedroom 4
8'0" x 6'9" (2.44m x 2.06m)

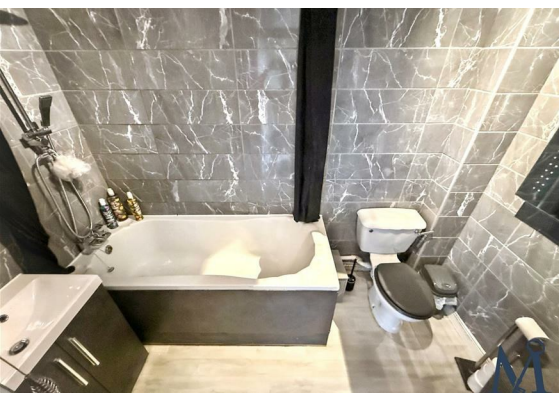
Family Bathroom
4'8" x 9'1" (1.42m x 2.77m)

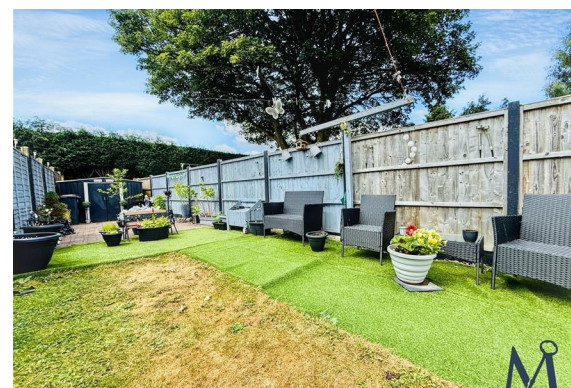
ON THE OUTSIDE

Rear Garden

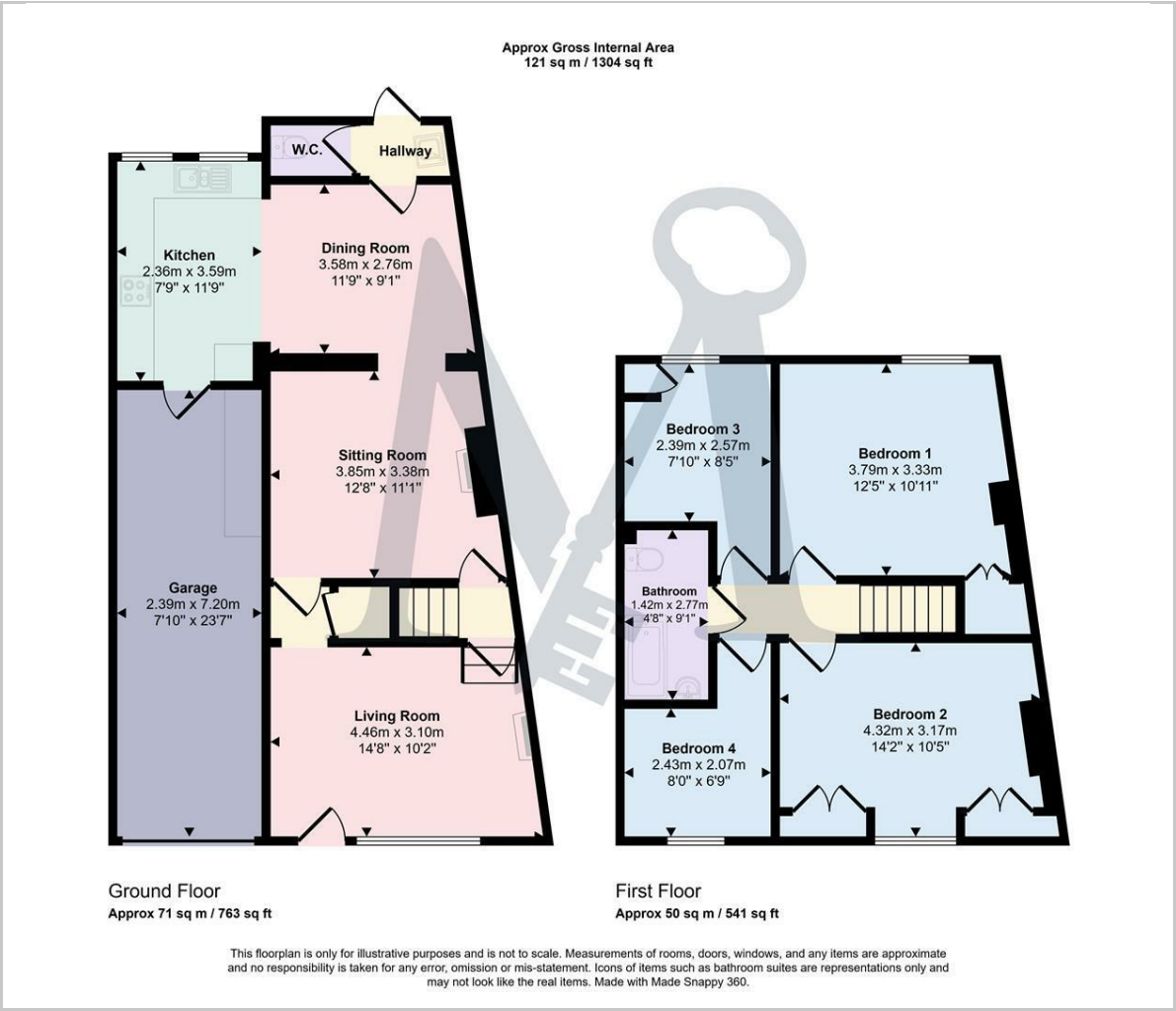
Front Yard

Garage
7'10" x 23'7" (2.39m x 7.19m)





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

