MAYNARD ESTATES

40 Buckthorn Road, Coalville, LE67 3QB

£300,000

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Brief Description

£300,000

Originally constructed in 2016, this impressive family home has been substantially enhanced by the current owners, including a thoughtfully designed ground-floor extension which has transformed the kitchen and created an exceptional open-plan living, kitchen and dining space.

Immaculately presented throughout, the accommodation begins with a welcoming entrance hall leading to a generous bay-fronted living room, whilst to the rear is the superb open-plan living, kitchen and dining area. The contemporary kitchen is fitted with an excellent range of units, quartz work surfaces and integrated appliances including a dishwasher, double Neff oven and a four-ring hob.

A separate utility room provides useful additional space with plumbing for both washing machine and tumble dryer, together with access to a convenient ground-floor WC.

Across the first and second floors are four genuinely well-proportioned bedrooms, with three of the particularly impressive double bedrooms benefiting from fitted wardrobes. The top-floor principal bedroom enjoys a stylish three-piece en-suite, whilst the remaining bedrooms are served by a contemporary family bathroom.

Outside, the beautifully landscaped rear garden is a particular highlight, featuring a generous porcelain-tiled patio, lush green lawn and a superb timber pergola with rubber roof, creating an exceptional outdoor entertaining and relaxation space.

This is a home which has clearly been enhanced with considerable thought and investment and, in our opinion, offers a standard of presentation and finish that could arguably surpass that of many newer properties.

The front garden is newly paved for easy maintenance with a feature iron railing whilst the tarmac driveway provides off road parking for multiple vehicles.

This is highly impressive family home in exceptional, move-in-ready condition. An early internal inspection is strongly recommended to fully appreciate the quality, space and improvements on offer.

ON THE GROUND FLOOR

Entrance Hall	
Living Room	11'7" x 19'2" (3.53m x 5.84m)
Kitchen Area	7'10" x 10'6" (2.39m x 3.20m)
Ext Dining Area	7'0" x 15'5" (2.13m x 4.70m)
Utility Room	6'6" x 5'0" (1.98m x 1.52m)
WC	

ON THE FIRST FLOOR

Bedroom 2	8'5" x 11'11" (2.57m x 3.63m)
Bedroom 3	8'4" x 10'10" (2.54m x 3.30m)
Bedroom 4	6'7" x 10'5" (2.01m x 3.18m)
Family Bathroom	

ON THE SECOND FLOOR

Master Bedroom	11'9" x 20'10" (3.58m x 6.35m)
En-Suite	7'9" x 5'5" (2.36m x 1.65m)

ON THE OUTSIDE

Front Garden

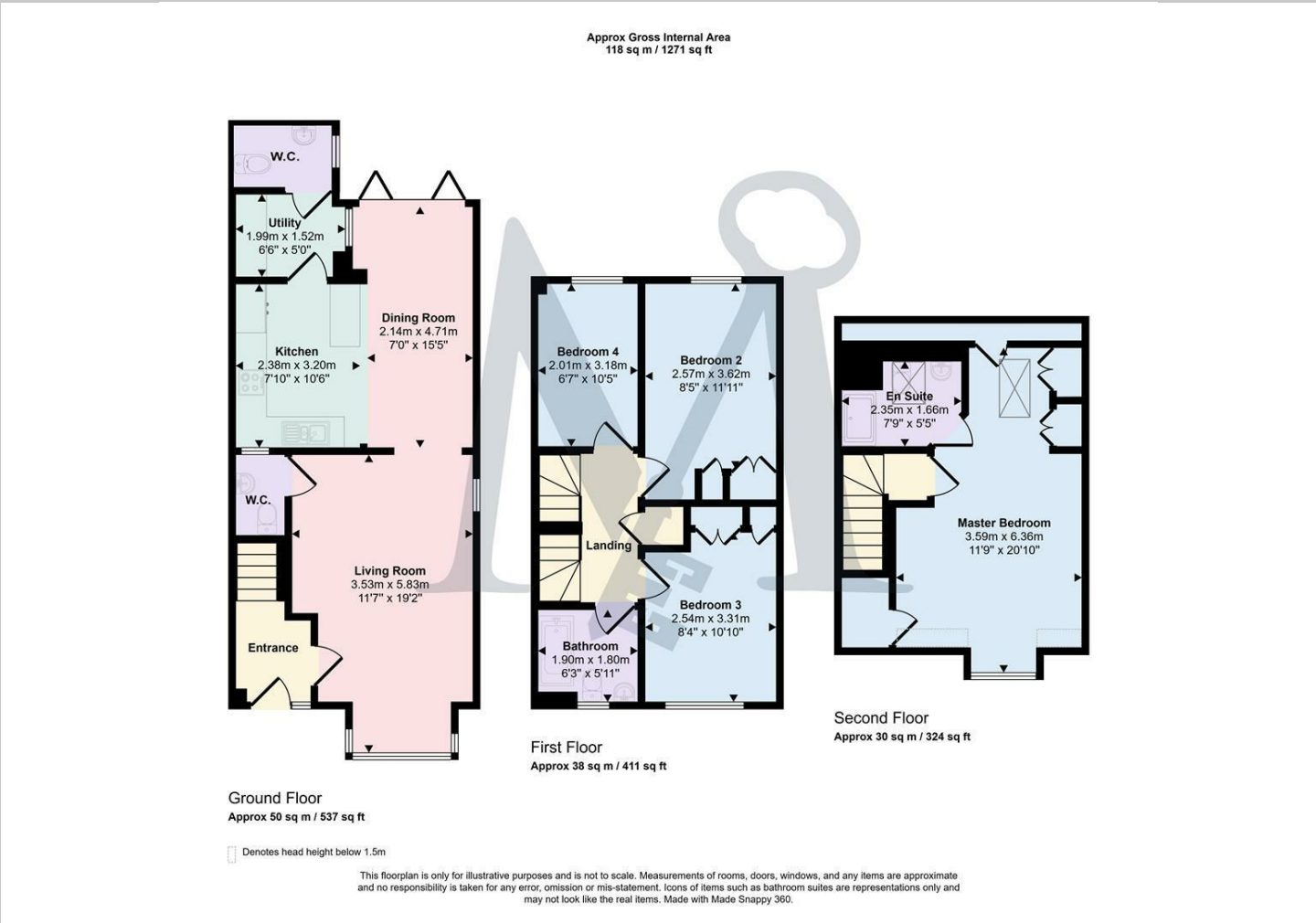
Rear Garden

Driveway

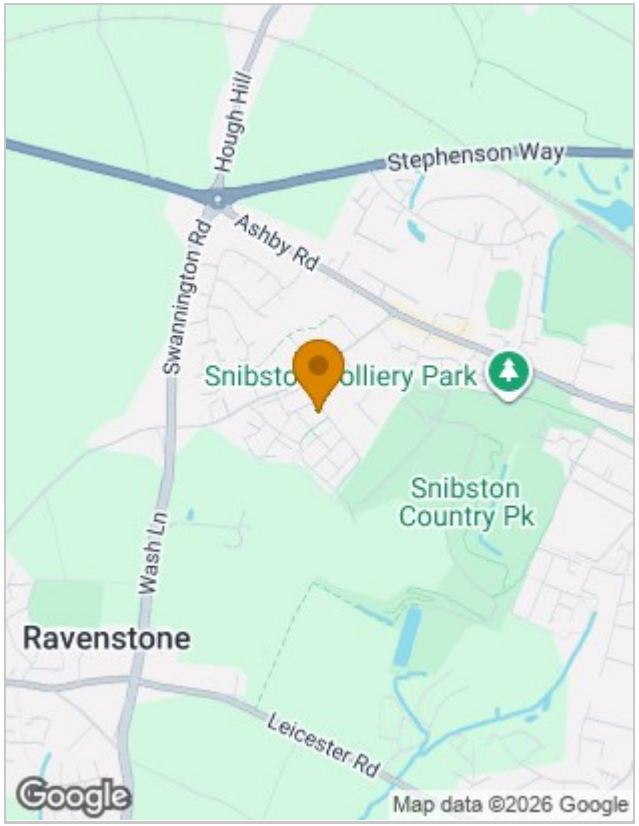
Key Features

- Extended Four Bedroom Family Home
- Immaculate Accommodation Throughout
- Spacious Bay Fronted Living Room
- Separate Utility & Ground Floor WC
- 3 out 4 Bedroom With Fitted Wardrobes
- Top Floor Master Bedroom & En-suite
- Beautifully Landscaped Rear Garden
- New Kitchen With Quartz Worktop
- Parking For Multiple Vehicles
- Virtual Property Tour Available

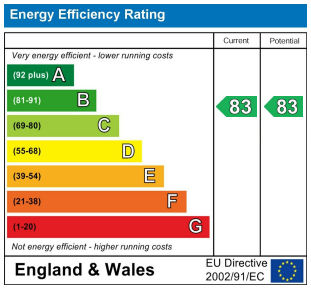
Floor Plans



Location Map



Energy Performance Graph



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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