



MAYNARD  
ESTATES



51 Devana Avenue, Coalville, LE67 4BQ

£270,000



# Brief Description

Offered available with NO UPWARD CHAIN, on Devana Avenue in Coalville, this charming 1930s three-bedroom, semi-detached house offers a DELIGHTFUL blend of character and modern living. This property is perfect for first-time buyers or families seeking a comfortable home with AMPLE SPACE.

As you approach the house, you are greeted by its classic 1930s BAY FRONT and a welcoming timber glazed front door. Upon entering, you will find an inviting entrance hall featuring STYLISH LVT wood grain flooring, leading to a convenient ground floor WC. The open plan living room and dining area is a true highlight, boasting a bay window, fitted Venetian blinds, and a freshly laid carpet. The NEWLY DECORATED walls and ceiling spotlights create a bright and airy atmosphere, while the FEATURE FIREPLACE with an electric stove adds a touch of warmth and charm. French doors open from the dining area to the expansive SOUTH-WESTERLY FACING rear garden, seamlessly blending indoor and outdoor living.

The MODERN KITCHEN has been recently updated with elegant dove grey units and wood effect finishes. It is equipped with an integrated dishwasher, oven and grill, and a stylish glass splashback, along with space for a washing machine and fridge freezer. A side passageway provides access to the IMPRESSIVE DOUBLE GARAGE, which is equipped with light and power supply.

Upstairs, you will discover three well-proportioned bedrooms, including a lovely bay fronted main bedroom and a GENEROUSLY SIZED second bedroom with views over the garden. The third bedroom is a comfortable single, ideal for a child or as a study. The CONTEMPORARY shower room features a three-piece white suite, complete with a spacious corner shower.

Externally, the rear garden is a SUNLIT HAVEN, featuring a paved patio area, a lush lawn, and stone borders, all enclosed by secure fencing. The gravel driveway offers OFF-ROAD PARKING for multiple vehicles, leading to the double garage adding further convenience and kerb appeal.

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## ON THE FIRST FLOOR

Entrance Hall

Ground Floor WC

Open Plan Living Room 10'11" x 14'3" (3.33m x 4.34m)

Open Plan Dining Room 9'2" x 10'0" (2.79m x 3.05m)

Kitchen 6'11" x 15'7" (2.11m x 4.75m)

## ON THE FIRST FLOOR

Landing 4'1" x 5'7" (1.24m x 1.70m)

Bedroom 1 9'4" x 12'11" (2.84m x 3.94m)

Bedroom 2 9'10" x 11'11" (3.00m x 3.63m)

Bedroom 3 6'5" x 8'9" (1.96m x 2.67m)





Shower Room 6'11" x 7'7" (2.11m x 2.31m)

ON THE OUTSIDE

Rear Garden

Driveway

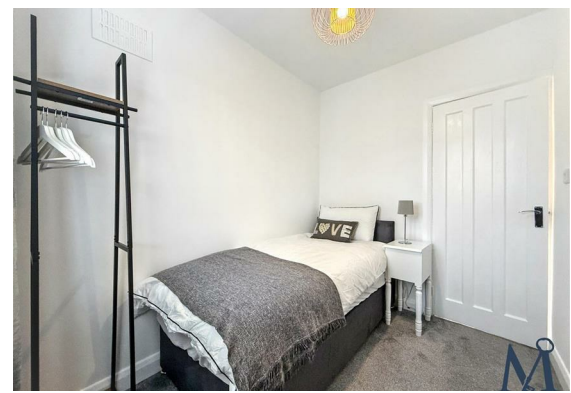
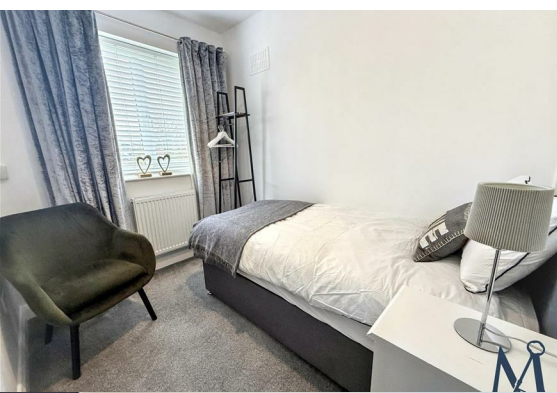
Double Garage 14'6" x 17'3" (4.42m x 5.26m)

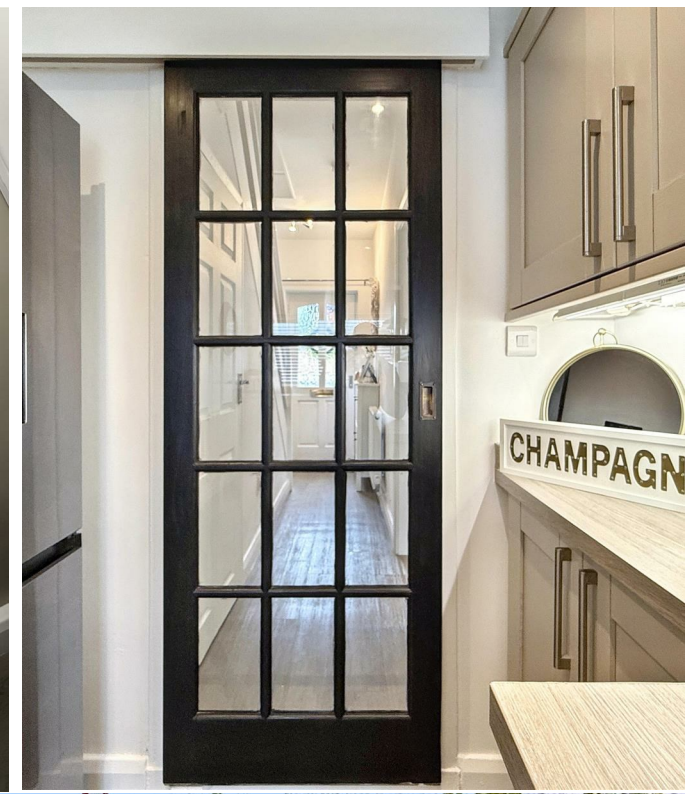
## Key Features

- Fantastic Period Home
- Modern Fitted Kitchen
- Three Well-Proportioned Bedrooms
- Available With No Upward Chain
- Beautifully Presented Accommodation Throughout
- Spacious Open Plan Living Room Diner
- Contemporary Shower Room Suite
- Impressive Double Garage
- Driveway Parking For Multiple Vehicles
- Virtual Property Tour Available



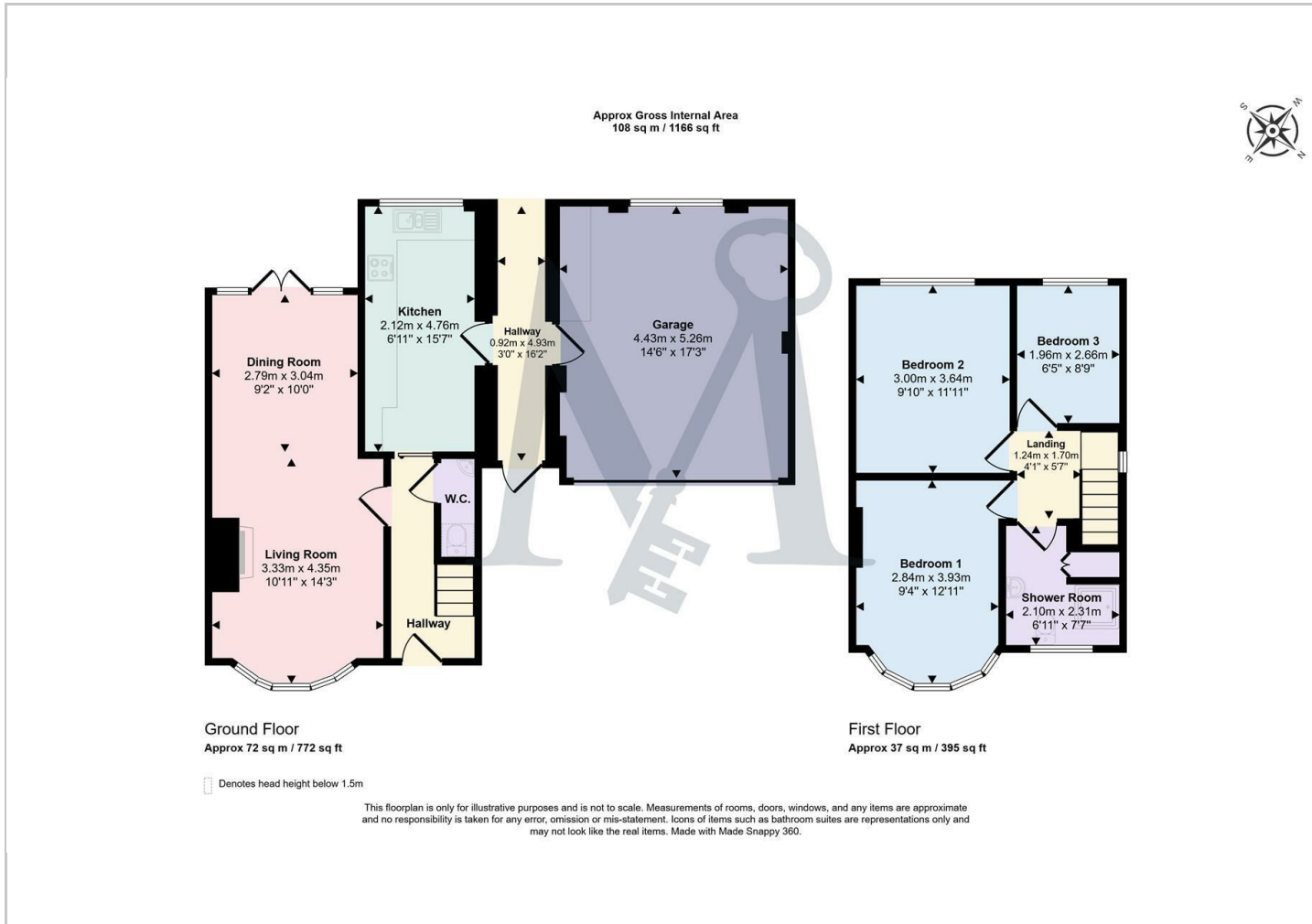




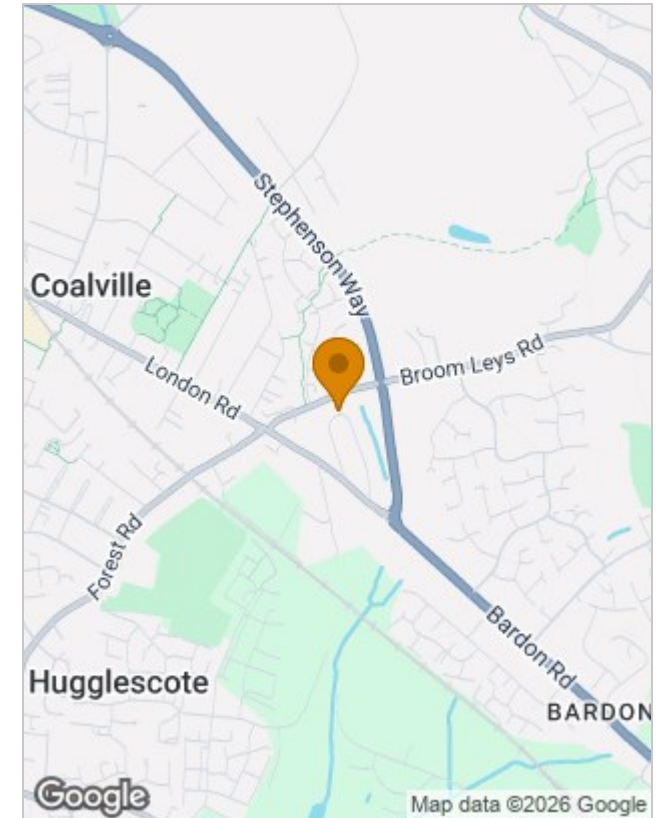




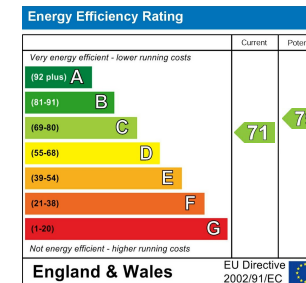
## Floor Plans



## 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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