

108 Citron Avenue
Coalville, LE67 4UG

Asking price £270,000



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Brief Description

A BEAUTIFULLY PRESENTED three-bedroom semi-detached home, ideally positioned on the edge of Colville within a modern development. The property occupies a particularly attractive and PRIVATE POSITION, enjoying lovely views over neighbouring greenery and the surrounding landscape, while still being conveniently placed for the town.

Built in 2022 with 6 years builders warranty remaining and offered with NO UPWARD CHAIN, the property provides modern and stylish accommodation throughout, making it an excellent choice for families, first-time buyers or couples.

The ground floor features a spacious entrance hall with extensive and useful storage, a generous WC, utility cupboard with space and plumbing for appliances and an IMPRESSIVE OPEN PLAN DINING KITCHEN AND SPACIOUS LIVING AREA. The contemporary kitchen is fitted with a comprehensive range of wall and base units, marble effect worktops and a selection of integrated appliances, including double oven, electric hob, fridge freezer and dishwasher. A large front facing window makes the most of the attractive outlook.

The living room benefits from superb bi-fold doors, allowing plenty of natural light into the home and creating a seamless connection with the rear garden. Neutral décor and quality LVT flooring add to the modern finish.

Upstairs, there are three well proportioned bedrooms. The master bedroom overlooks the rear garden, tree line landscape and features His'n'Her built-in wardrobe and STYLISH EN-SUITE SHOWER ROOM. Bedroom two is a further double bedroom with built-in wardrobe, while bedroom three is a generous single bedroom enjoying the property's attractive front outlook. A modern family bathroom completes the accommodation.

Outside, the PRIVATE REAR GARDEN enjoys a desirable south-easterly aspect, providing a lovely sunny space with lawn, planted borders and enclosed boundaries. To the front is a planted garden and tarmac driveway offering convenient SIDE BY SIDE PARKING FOR MULTIPLE VEHICLES.





ON THE GROUND FLOOR

Entrance Hall

WC

7'9" x 4'11" (2.37 x 1.52)

Utility Cupboard

Kitchen Diner

9'10" x 13'2" (3 x 4.02)

Living Room

16'3" x 10'5" (4.97 x 3.2)

ON THE FIRST FLOOR

Landing

Master Bedroom

8'10" x 11'10" (2.71 x 3.61)

En-Suite

Bedroom Two

8'10" x 10'2" (2.7 x 3.1)

Bedroom Three

7'1" x 9'0" (2.17 x 2.76)

Bathroom

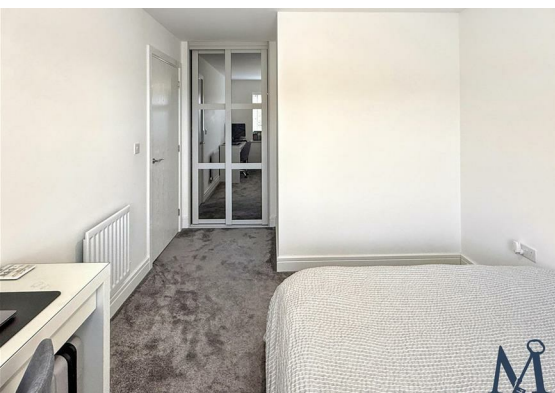
6'11" x 6'10" (2.13 x 2.1)

ON THE OUTSIDE

Front Garden

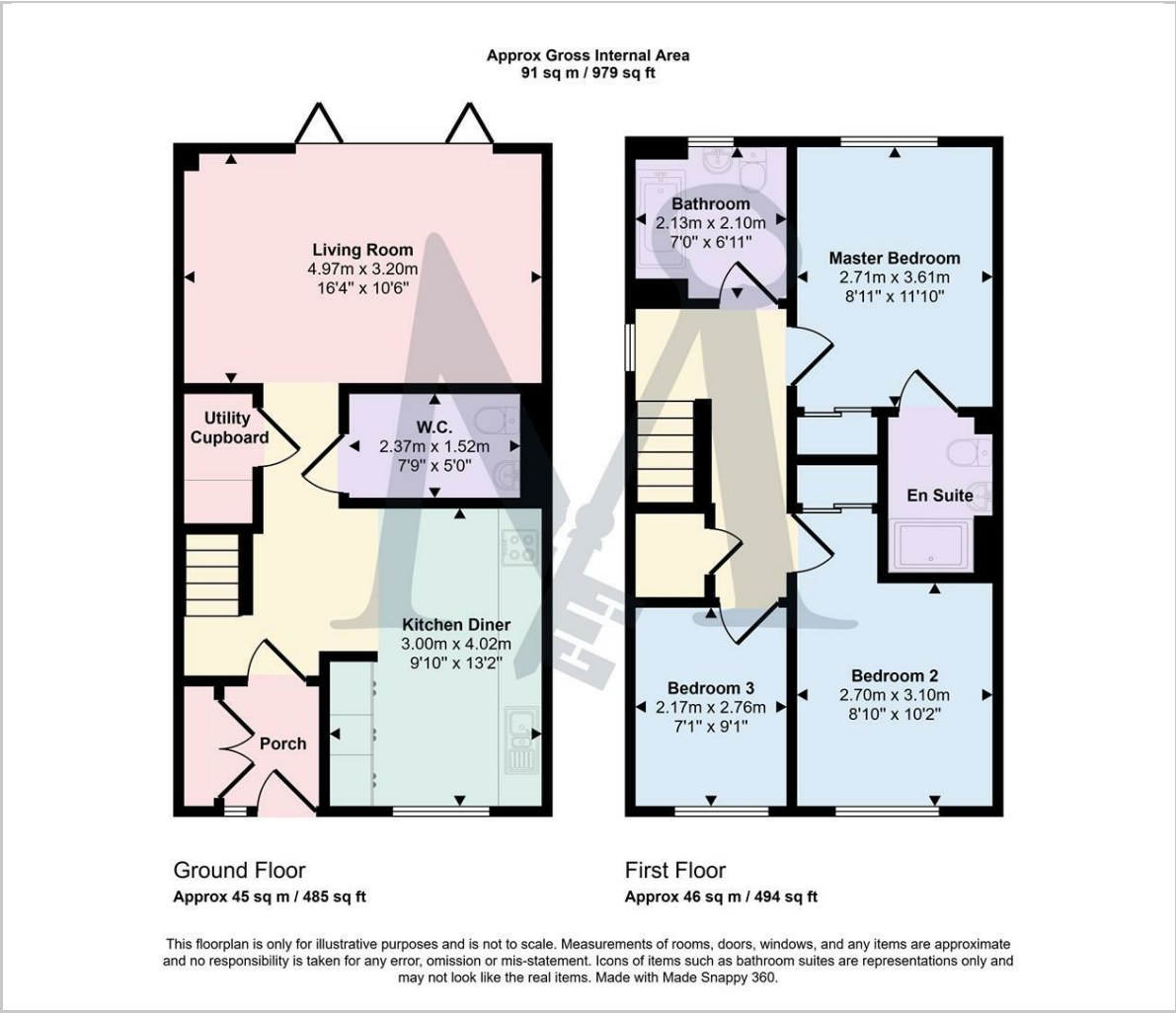
Rear Garden

Driveway





Floor Plan



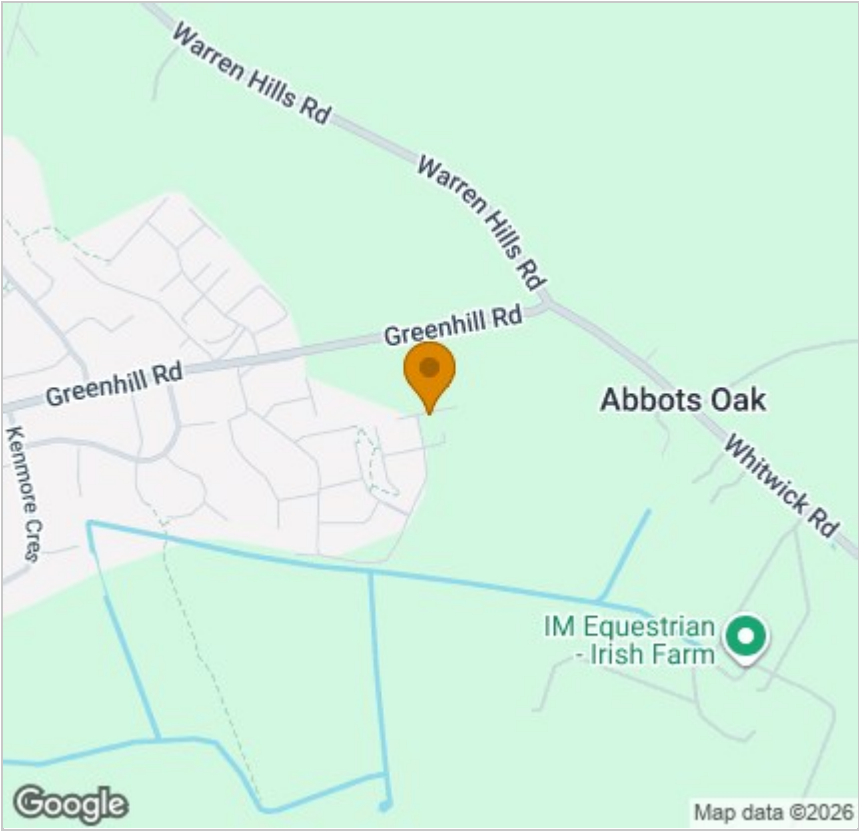
Viewing

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

