



71 Discovery Close, Coalville, LE67 3AW

Asking price £200,000





# Brief Description

Positioned at the end of a tranquil CUL-DE-SAC on Discovery Close in Coalville, this charming two-bedroom semi-detached house presents an IDEAL OPPORTUNITY for first-time buyers. Overlooking a PLEASANT GREEN area adorned with trees, the property is conveniently located within walking distance of Coalville Town Centre, making it perfect for those who appreciate both peace and accessibility.

Upon entering, you are greeted by a welcoming entrance hall featuring a cloak cupboard and a stylish wooden floor that flows throughout the ground floor, with the exception of the modern tiled kitchen. A convenient ground floor WC is also located off the entrance hall, enhancing the practicality of the home. The SPACIOUS living room diner at the rear of the property boasts delightful views of the well-maintained back garden, complemented by an understairs storage cupboard for added convenience.

The RECENTLY FITTED kitchen is a standout feature, showcasing ELEGANT dark blue units paired with a low-profile MARBLE-STYLE worktop and splashback. It comes equipped with an integrated fridge/freezer, slimline dishwasher, washing machine, and oven, ensuring a seamless cooking experience. A window in the kitchen offers a lovely view of the green.

Upstairs, the first bedroom overlooks the rear garden and is GENEROUSLY SIZED, while the second bedroom provides PLEASANT VIEWS over the front green. The family shower room is TASTEFULLY DESIGNED with a three-piece white suite, featuring a double shower, fully tiled floors, and ceiling spotlights, creating a modern and inviting space.

Outside, the front garden is softly LANDSCAPED, leading to the front door via a paved pathway. The rear garden is a true oasis, boasting a large paved patio, a pathway to a substantial timber shed, and BEAUTIFULLY planted borders with mature shrubs and trees, all enclosed by a secure fence with a side gate. Additionally, the property benefits from a driveway at the side, providing off-road for multiple vehicles.

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## ON THE GROUND FLOOR

Hallway

Ground Floor WC

Kitchen 7'3" x 9'4" (2.21m x 2.84m)

Living Room Diner 15'4" x 12'8" (4.67m x 3.86m)

## ON THE FIRST FLOOR

Landing

Bedroom 1 15'5" x 8'6" (4.70m x 2.59m)

Bedroom 2 7'10" x 13'8" (2.39m x 4.17m)

Shower Room 7'2" x 5'0" (2.18m x 1.52m)

## ON THE OUTSIDE





Front Garden

Rear Garden

Driveway

## Key Features

- Two Double Bedrooms
- Modern Fully Fitted Kitchen
- Beautifully Landscaped Garden
- Quiet Cul-De-Sac Location
- Ideal First Time Buyer Home
- Contemporary Shower Room
- Spacious Living Room Diner
- Overlooking Neighbouring Green
- Close To Town Centre Amenities
- Virtual Property Tour Available

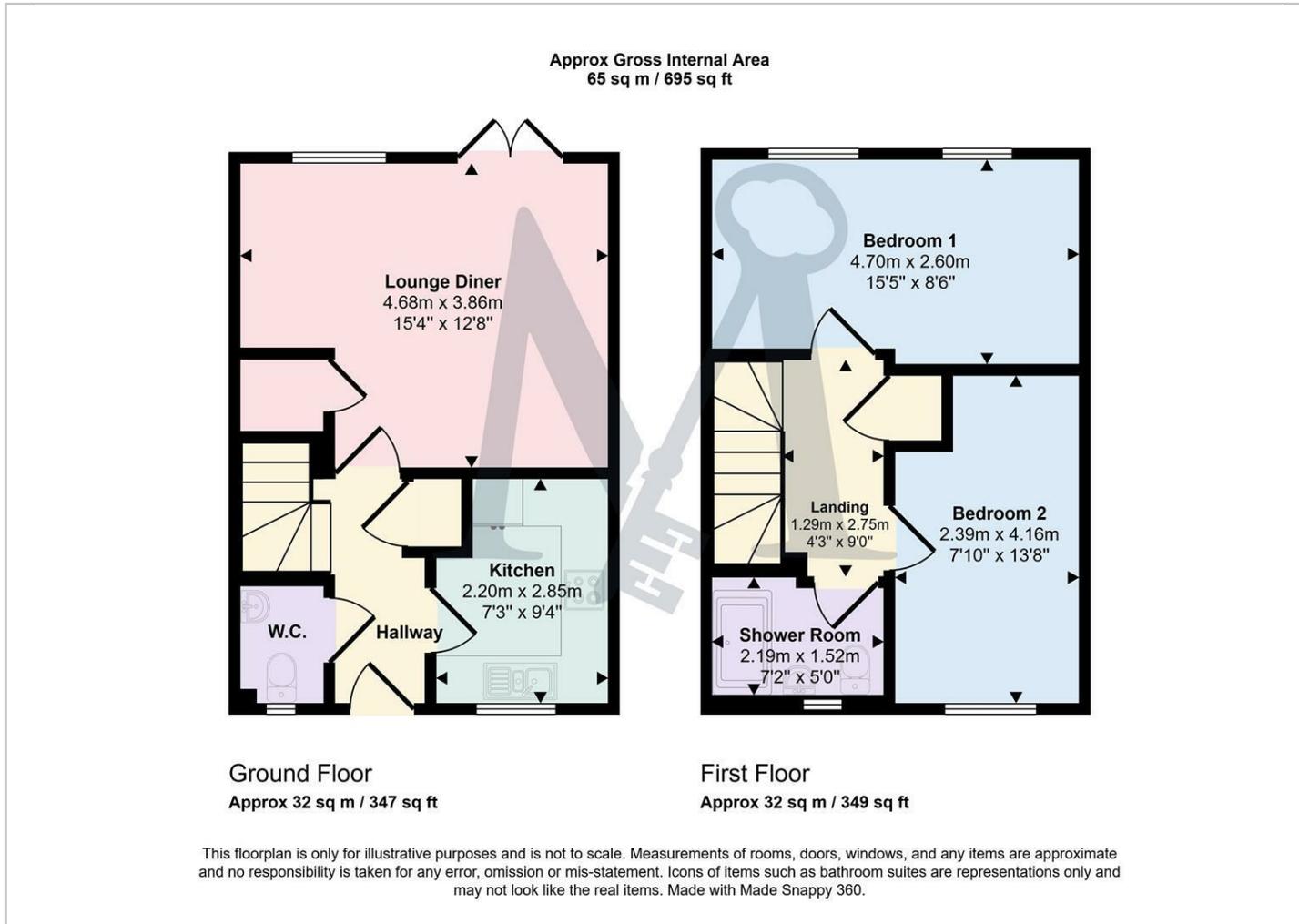








## Floor Plans



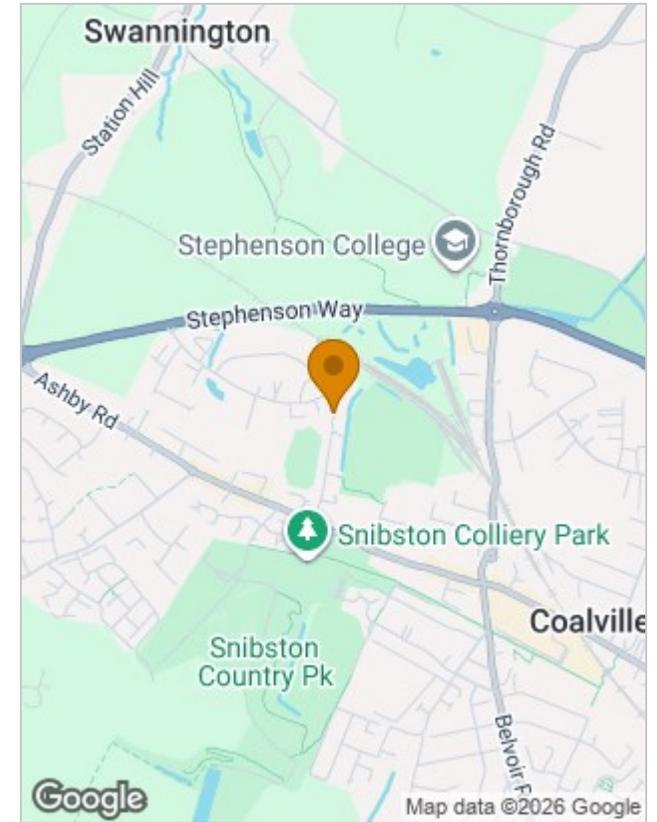
## Viewing

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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## Location Map



## Energy Performance Graph

