



MAYNARD
ESTATES

7 Greasley Lane, Coalville, LE67 2LN

Offers over £385,000





Brief Description

Nestled in TRANQUIL SURROUNDINGS on Greasley Lane, Hugglescote, this modern four-bedroom detached house offers a perfect blend of comfort and CONTEMPORARY LIVING. Being sold with NO UPWARD CHAIN, this spacious family home enjoys a private position with delightful TREE-LINED VIEWS at the front, providing a serene countryside feel while remaining conveniently close to local amenities.

Upon entering, you are greeted by a welcoming entrance hall adorned with STYLISH Amtico flooring and feature wall panelling. The ground floor boasts a convenient WC and a versatile study or playroom, ideal for various uses. The GENEROUS LIVING ROOM, featuring a charming bay window, provides ample space for relaxation and family gatherings.

At the rear, the OPEN-PLAN KITCHEN DINER is a true highlight, showcasing a range of modern wall and base units complemented by the continuation of Amtico flooring. This bright and airy space is equipped with integrated appliances, including a double oven and grill, fridge freezer, and dishwasher. A large bay windows and French doors flood the area with natural light and lead out to the garden, creating an inviting atmosphere for entertaining. A separate utility room, styled to match the kitchen, adds further convenience.

Upstairs, the MASTER BEDROOM is a spacious double with a front-facing window that captures the lovely tree-lined view. It features built-in wardrobes and a contemporary en suite. The three additional bedrooms are also generously sized, and the first floor is completed by a STYLISH FOUR-PIECE FAMILY BATHROOM.

Externally, the rear garden presents a large blank canvas, PERFECT for personalisation, with a paved patio area and a predominantly lawned space, all enclosed by a secure fence boundary with side gated access. The front garden is also laid to lawn with planted shrubs, while a large tarmac driveway offers OFF-ROAD PARKING for multiple vehicles, leading to a single garage equipped with light and power.



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ON THE GROUND FLOOR

Entrance Hall	
Ground Floor WC	5'2" x 5'1" (1.57m x 1.55m)
Play Room / Study	7'9" x 9'6" (2.36m x 2.90m)
Living Room	12'2" x 20'4" (3.71m x 6.20m)
Kitchen Diner	20'1" x 14'10" (6.12m x 4.52m)
Utility Room	5'2" x 8'4" (1.57m x 2.54m)

ON THE FIRST FLOOR

Landing	
Master Bedroom	11'11" x 12'11" (3.63m x 3.94m)
En Suite	4'6" x 7'2" (1.37m x 2.18m)



Bedroom 2	10'0" x 12'6" (3.05m x 3.81m)
Bedroom 3	13'6" x 9'7" (4.11m x 2.92m)
Bedroom 4	8'1" x 10'2" (2.46m x 3.10m)
Family Bathroom	7'2" x 8'9" (2.18m x 2.67m)

ON THE OUTSIDE

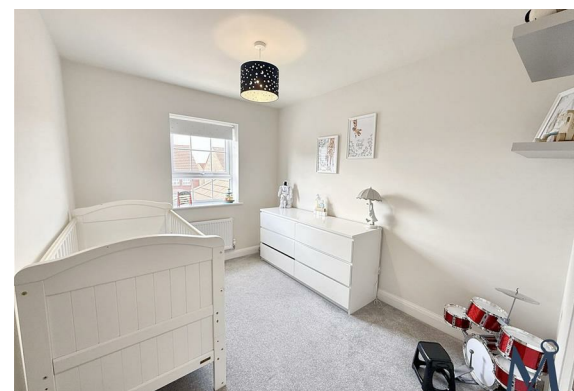
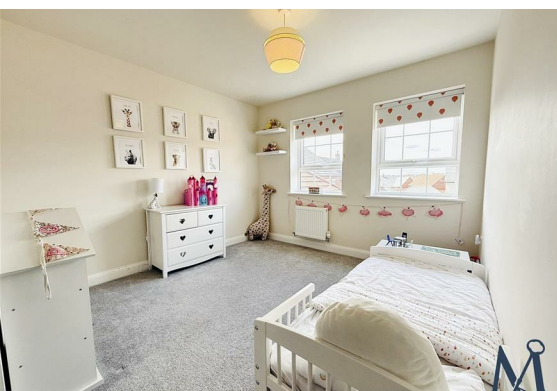
Front Garden	
Rear Garden	
Driveway	
Single Detached Garage	10'11" x 22'4" (3.33m x 6.81m)

Key Features

- No Upward Chain
- Fully Fitted Dining Kitchen
- Separate Study / Play Room
- Westerly Facing Rear Garden
- Single Detached Garage
- Four Double Bedrooms
- Spacious Bay Fronted Living Room
- Four Piece Family Bathroom
- Driveway For Multiple Vehicles
- Virtual Property Tour Available



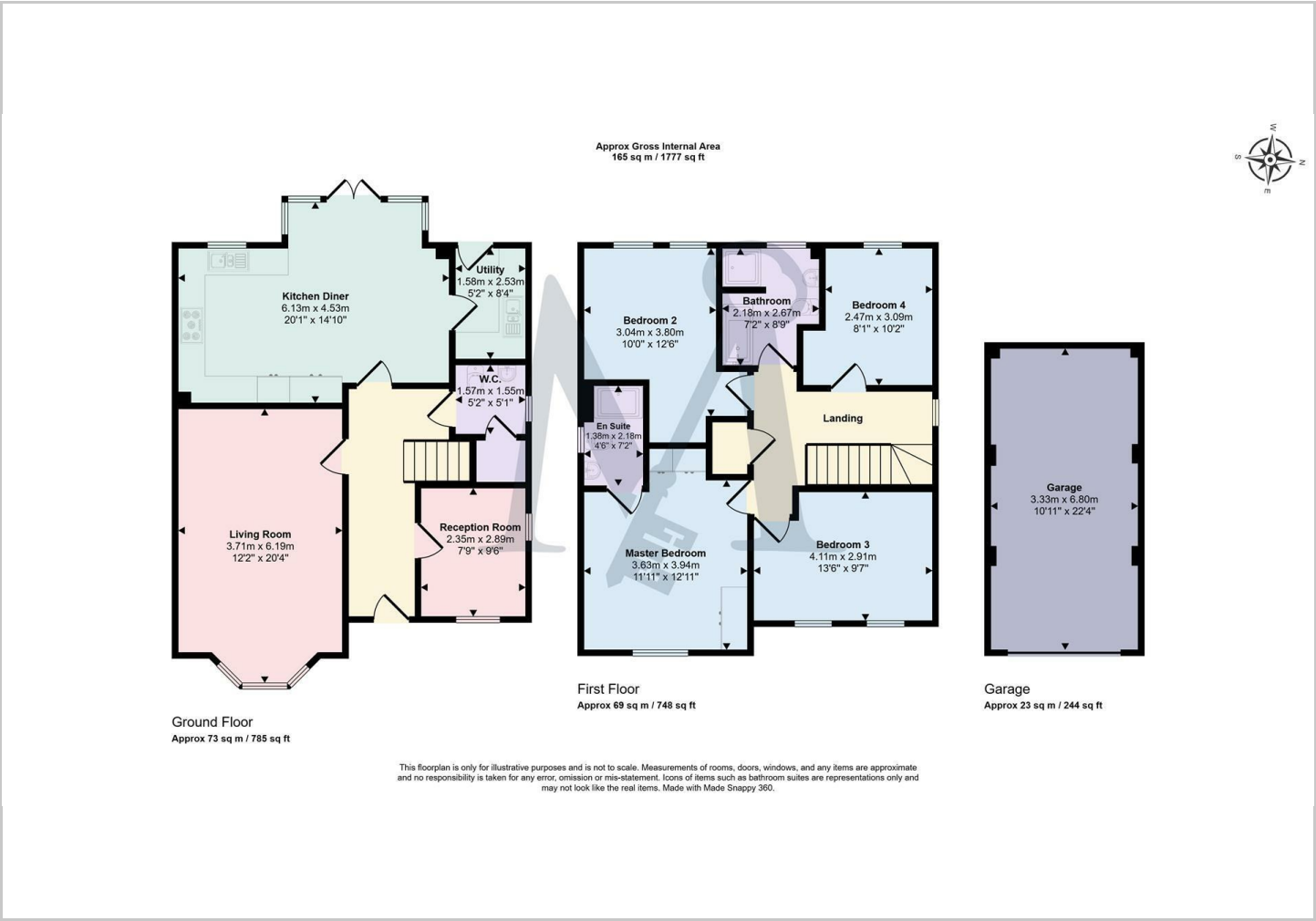








Floor Plans



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

