



22 Brooks Lane, Coalville, LE67 5DE

£240,000

Located along Brooks Lane in the popular village of Whitwick, this BEAUTIFULLY PRESENTED three-bedroom semi-detached house is an ideal choice for first-time buyers and families alike. One of the standout features of this property is the air conditioning, which promises to keep you cool during the warmer months.

The property boasts a WELCOMING entrance hall, featuring an attractive leaded glass front door that leads into a spacious interior adorned with wood effect flooring.

The ground floor offers a DELIGHTFUL bow-fronted LIVING ROOM, complete with built-in storage and a feature fireplace that houses an electric stove beneath an elegant OAK MANTLE. This INVITING SPACE is perfect for relaxation and family gatherings. Adjacent to the living room is a MODERN KITCHEN DINER, designed in an open-plan style that overlooks the rear garden. The kitchen is equipped with stylish country-style green units, a pantry cupboard, and an integrated oven, along with ample space and plumbing for additional appliances.

Venturing upstairs, you will find three LOVELY BEDROOMS, two of which are fitted with quality built-in wardrobes that provide both STYLE AND PRACTICALITY. The NEWLY FITTED family bathroom is a standout feature, showcasing a blend of traditional and contemporary design. It includes a bath with an electric shower, a glass screen, a vanity basin, and a WC unit, all complemented by a chrome heated towel rail, ceiling spotlights, and LUXURIOUS tiled wall finishes.

ON THE GROUND FLOOR

Entrance Hall



Living Room 10'8" x 12'2" (3.25m x 3.71m)



Kitchen Diner 17'3" x 12'8" (5.26m x 3.86m)



ON THE FIRST FLOOR

Landing

Bedroom 1 8'11" x 11'3" (2.72m x 3.43m)



Bedroom 2 8'1" x 10'9" (2.46m x 3.28m)



Bedroom 3 7'2" x 7'7" (2.18m x 2.31m)



Family Bathroom 6'2" x 6'2" (1.88m x 1.88m)



ON THE OUTSIDE

Rear Garden



Driveway

Floor Plan

