



4 Kelham Grove, Coalville, LE67 2BY

Offers over £150,000





Brief Description

A UNIQUE ONE-BEDROOM COACH HOUSE IN A QUIET, PRIVATE POSITION

Occupying an enviable end plot on a modern development on the edge of the popular village of Ravenstone, this beautifully presented one-bedroom coach house offers stylish, low-maintenance accommodation with the added benefit of generous parking and a single garage. An ideal first home, investment opportunity or private bolthole, the property provides a wonderfully peaceful retreat whilst remaining conveniently positioned for local amenities and transport links.

Approached via a private driveway, an external brick staircase leads to the first-floor accommodation, opening into a welcoming entrance hall with Velux skylights, useful storage and access to all rooms.

The impressive open-plan living, kitchen and dining room forms the heart of the home, providing a bright, contemporary space in which to relax and entertain. The modern kitchen is fitted with a range of wall and base units, island breakfast bar, integrated dishwasher, oven, four-ring gas hob and extractor, together with space for an American-style fridge freezer. Feature skylights, pendant lighting, tiled flooring and a tiled splashback complete the stylish finish, with defined areas for both dining and comfortable seating.

The double bedroom benefits from fitted wardrobes, whilst the contemporary bathroom is fitted with a three-piece suite including L-shaped bath with mains shower over, vanity unit with wash hand basin, dual-flush WC and chrome heated towel rail. Attractive tiled walls and flooring, vanity lighting and a further Velux skylight add to the modern finish.

Outside, the end plot provides parking for several vehicles alongside a single garage with electric roller shutter door. The garage also benefits from plumbing for a sink, washing machine and dryer, making it equally useful as a utility/storage space.

Freehold. A superb opportunity to acquire a stylish, private and easily maintained home in a particularly peaceful position.

Offers over £150,000



ON THE FIRST FLOOR

Entrance Hall

Open Plan Living Kitchen Diner 18'4" x 15'0" (5.59m x 4.57m)

Bathroom 5'1" x 8'2" (1.55m x 2.49m)

Bedroom 9'7" x 11'10" (2.92m x 3.61m)

OUTSIDE

Drive / Parking

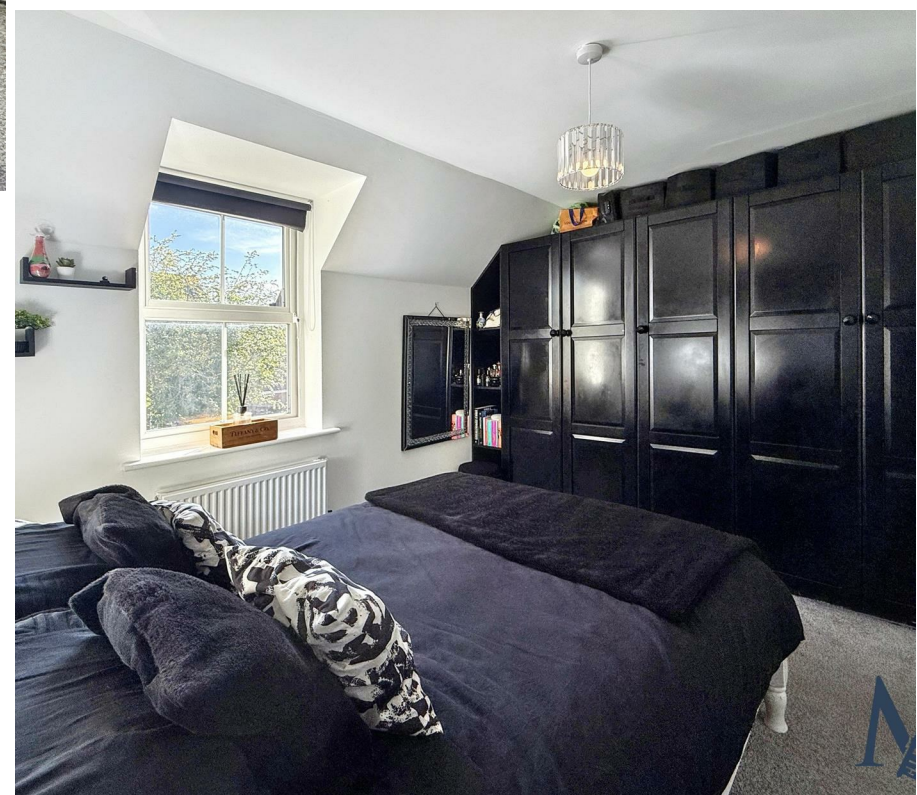
Garage & Utility 8'10" x 18'3" (2.69m x 5.56m)



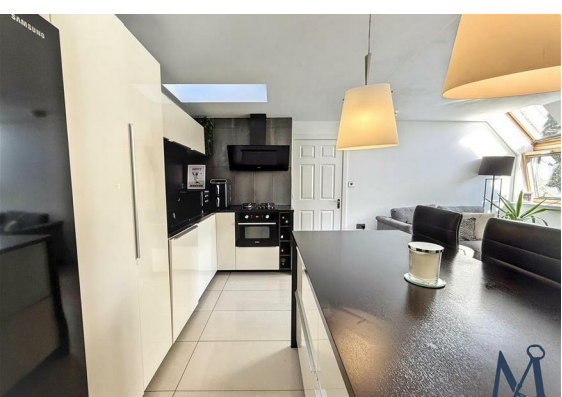
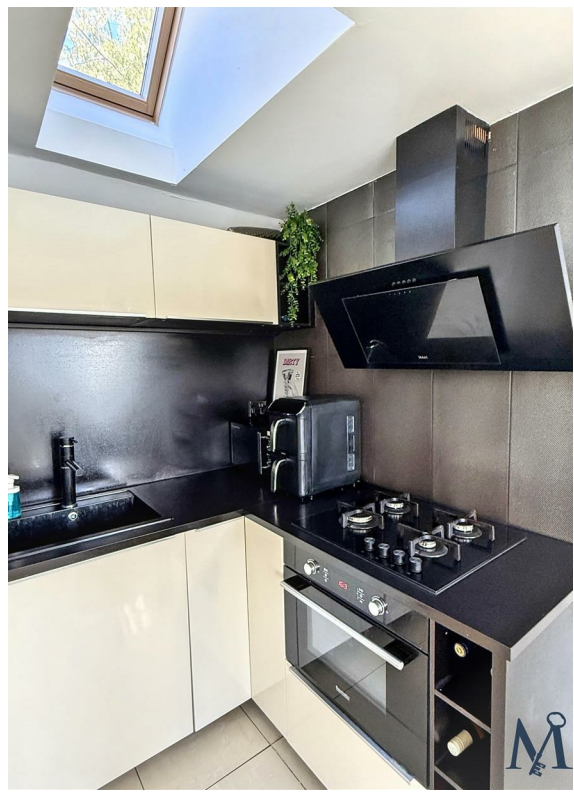
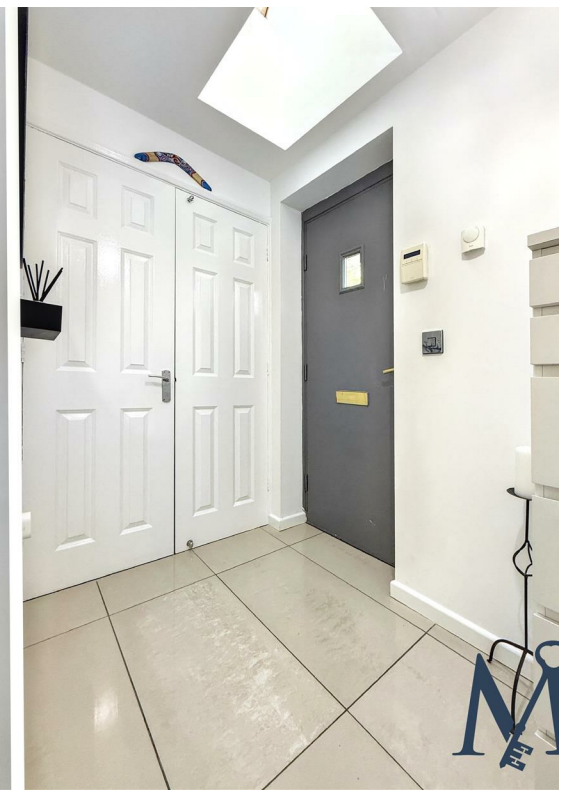
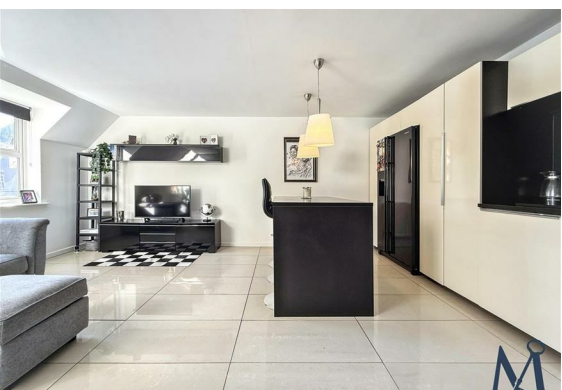


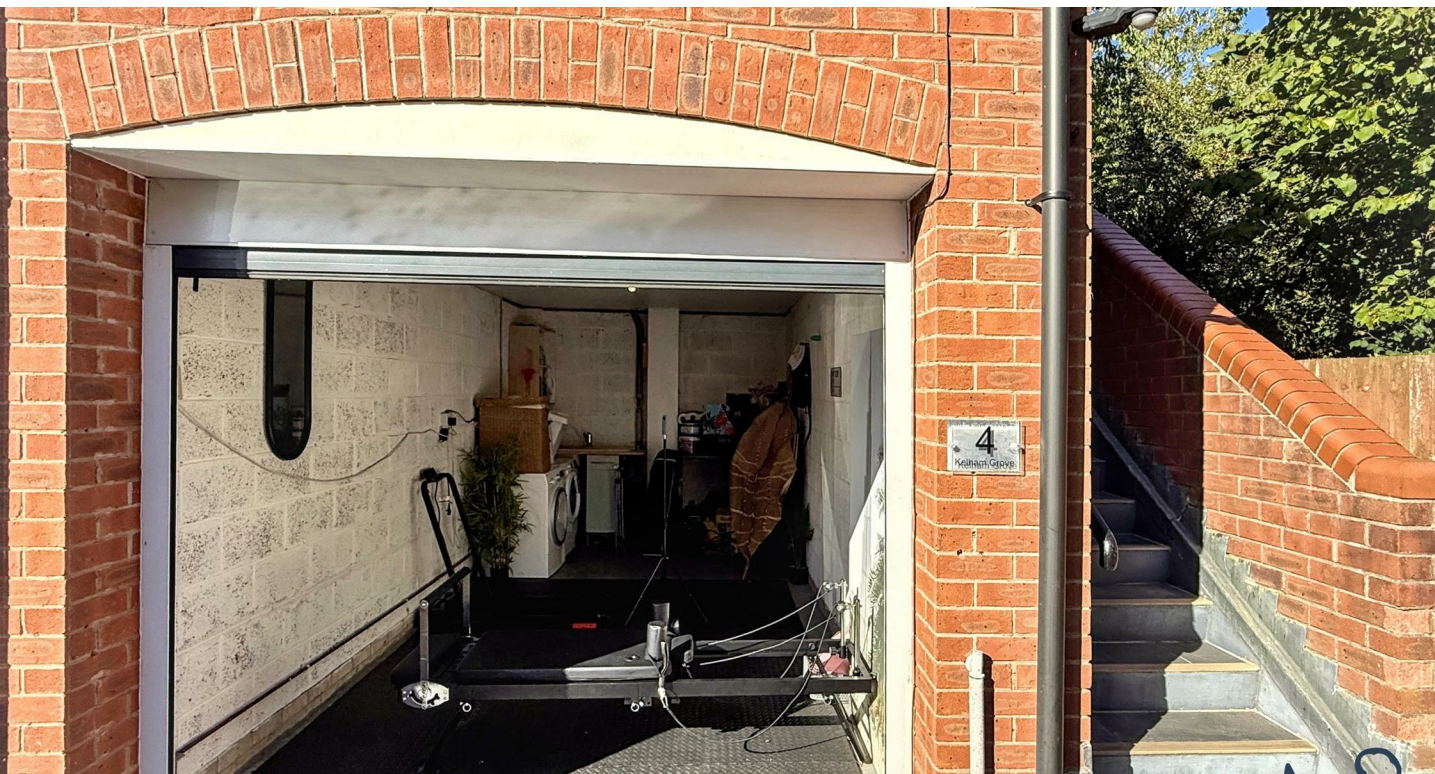
Key Features

- Impressive One Bedroom Coachhouse
- Double Bedroom With Fitted Wardrobes
- Private & Secluded Development Position
- Single Garage Within Utility
- Fantastic First Time Buyer Home or Investment Property
- Open Plan Living Kitchen Diner
- Modern 3pc Bathroom Suite
- Parking For Several Vehicles
- Sought After Ravenstone Village Location
- Virtual Property Tour Available

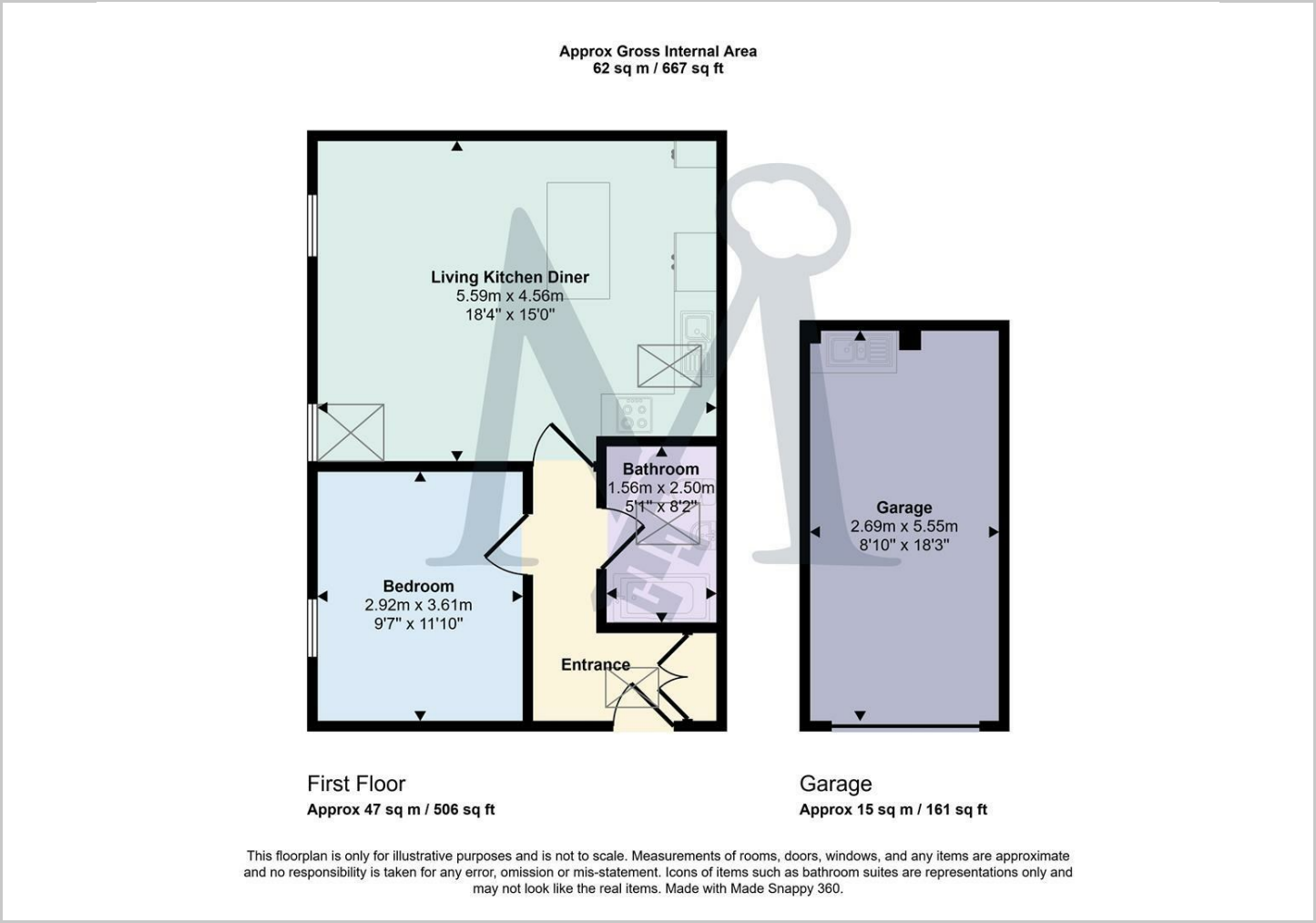








Floor Plans



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.

2-4 North Street, Whitwick, Coalville, Leicestershire, LE67 5HA
Tel: 01530 682886 Email: sales@maynardestates.co.uk maynardestates.co.uk

Location Map



Energy Performance Graph

