



MAYNARD
ESTATES



129 Greenhill Road, Coalville, LE67 4RN

£450,000





Brief Description

£450,000

A beautifully presented and SUBSTANTAILLY EXTENDED three double bedroom family home, offering exceptional ground floor living space in one of the town's most sought after locations. Set back from the road with generous frontage, ample parking and a large west facing rear garden, this STUNNING PROPERTY is ideal for buyers seeking versatile accommodation finished to the highest of standards throughout.

The welcoming entrance hall features stylish panelling, ceiling spotlights and stairs rising to the first floor. To the front is a beautifully presented living room with bay window, fitted wooden shutters, feature brick fireplace and tiled flooring.

The heart of the home is the IMPRESSIVE OPEN PLAN LIVING KITCHEN DINER, fitted with a comprehensive range of modern wall and base units centred around a substantial quartz island with breakfast bar. Features include a Belfast sink, integrated dishwasher, double ovens, Smeg five ring induction hob, two wine fridges and space for an American style fridge freezer. Vaulted ceilings with skylights and bifold doors create a bright and sociable space PERFECT FOR ENTERTAINING.

Further enhancing the accommodation is a separate dining room with herringbone style flooring and roof lantern, leading into an extended family room with vaulted ceiling and multiple French doors, offering excellent flexibility for modern family living. A utility room and downstairs WC complete the ground floor.

To the first floor are three generous double bedrooms, all benefiting from fitted wardrobes, alongside a STYLISH FOUR PEICE FAMILY BATHROOM with separate shower enclosure, with fully tiled walls and wood effect flooring.

Externally, the landscaped west facing rear garden features sandstone patios, lawned areas, mature borders and a summer house/home office with Wi-Fi connection and power supply, while the front provides extensive driveway parking for multiple vehicles.

Also with the added benefit of being offered for sale with NO UPWARD CHAIN,



ON THE GROUND FLOOR

Entrance	
WC	5'4" x 5'1" (1.65 x 1.57)
Living Room	10'10" x 13'5" (3.31 x 4.11)
Kitchen	23'2" x 8'7" (7.07 x 2.63)
Utility	5'6" x 7'6" (1.68 x 2.3)
Dining Area	11'9" x 8'3" (3.59 x 2.53)
Sitting Room	9'11" x 11'7" (3.04 x 3.54)
Dining Room	10'7" x 22'2" (3.25 x 6.76)
Family Room	10'6" x 19'1" (3.22 x 5.84)





ON THE FIRST FLOOR

Master Bedroom	10'0" x 13'9" (3.05 x 4.21)
Bedroom 2	11'1" x 12'6" (3.39 x 3.82)
Bedroom 3	11'4" x 5'2" (3.46 x 1.58)
Bathroom	5'5" x 12'8" (1.67 x 3.87)

ON THE OUTSIDE

Rear Garden	
Garden Room	9'7" x 9'5" (2.93 x 2.89)
Front Garden	
Driveway	
Store	

Key Features

- Three Double Bedroom Detached
- Stunning Living Kitchen Diner
- Utility Room And Ground Floor WC
- Beautiful, Large West-Facing Rear Garden
- Available No Upward Chain
- Heavily Extended Ground Floor
- Immaculated Presented Throughout
- Stylish Four-Piece Family Bathroom
- Parking For Several Vehicles
- Virtual Property Tour Available



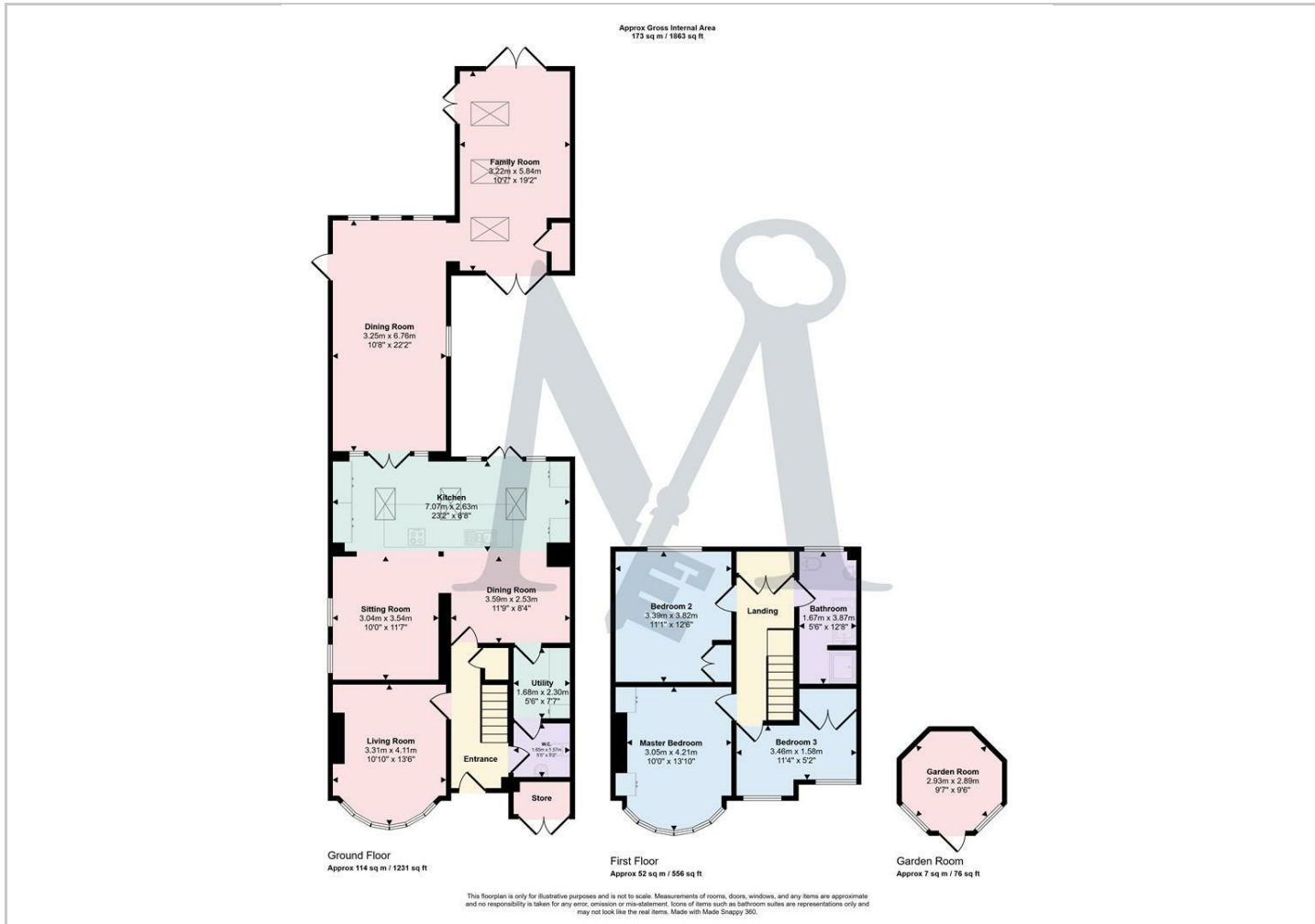




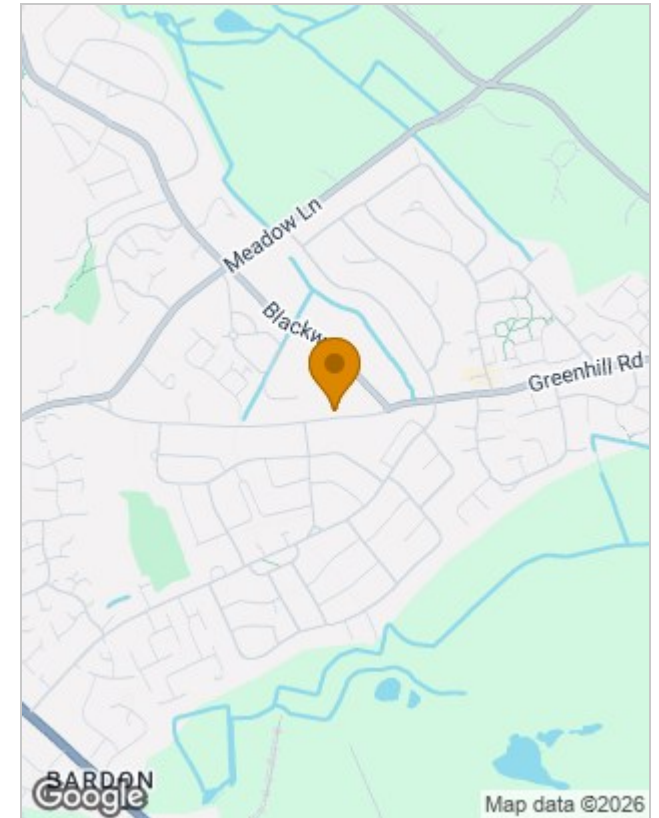




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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