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FOR SALE

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MAINTENANCE & DEVELOPMENT
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1 Robin Road
Coalville, LE67 4LB

Asking price £280,000



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Brief Description

Situated on the outskirts of Coalville, this beautifully presented three-bedroom detached home occupies a corner plot and has been improved by its current owner to provide stylish, contemporary accommodation throughout. Features include open-plan living and dining space, a modern kitchen, master bedroom with en-suite, private rear garden, partially converted garage and smart home technology.

The entrance porch leads to a convenient ground-floor WC and garage. The garage has been partially converted to provide an insulated space, retaining its roller shutter door and incorporating a utility area with cupboards, sink and plumbing for a washing machine and tumble dryer.

The spacious open-plan lounge and dining area features laminate flooring, LED lighting, column radiators, a frontal double-glazed window with fitted blinds and French doors opening onto the rear garden. Oak internal doors provide a quality finish throughout.

The modern kitchen offers dark grey wall and base units, complementary worktops, integrated oven, four-ring hob with extractor, composite one-and-a-half-bowl sink and space for a fridge freezer. A double-glazed window overlooks the garden, and a Worcester combination boiler is wall-mounted.

To the first floor are three well-proportioned bedrooms. The master bedroom overlooks the rear garden, features built-in wardrobes and benefits from an en-suite shower room with vanity wash basin and WC. Bedrooms two and three provide further comfortable accommodation, served by a family bathroom comprising a panelled bath, WC and wash basin. An airing cupboard offers useful storage.

Outside, the frontage combines paving and grey slate chippings to provide off-road parking. The particularly private rear garden features a paved patio, shaped lawn, mature trees, multiple seating areas and an external power supply.

Further benefits include Tado smart heating controls with remote access, a Yale smart alarm system and an 11kW electric vehicle charging point.





ON THE GROUND FLOOR

Entrance Hall

WC

Lounge Diner

9'10" x 19'7" (3.01 x 5.97)

Kitchen

9'3" x 9'6" (2.84 x 2.92)

ON THE FIRST FLOOR

Master Bedroom

11'0" x 10'7" (3.36 x 3.25)

En-Suite

8'4" x 6'0" (2.56 x 1.84)

Bedroom Two

10'11" x 9'1" (3.35 x 2.79)

Bedroom Three

8'2" x 8'10" (2.5 x 2.7)

Bathroom

8'2" x 5'8" (2.51 x 1.74)

ON THE OUTSIDE

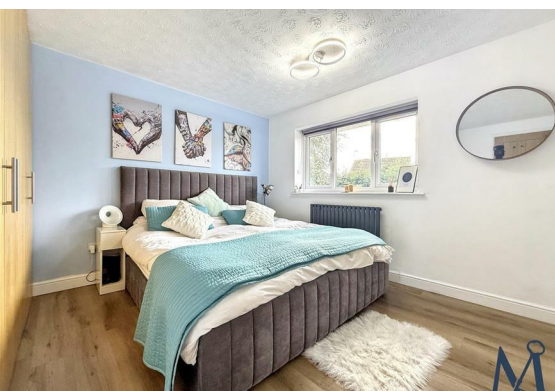
Front Garden

Rear Garden

Driveway

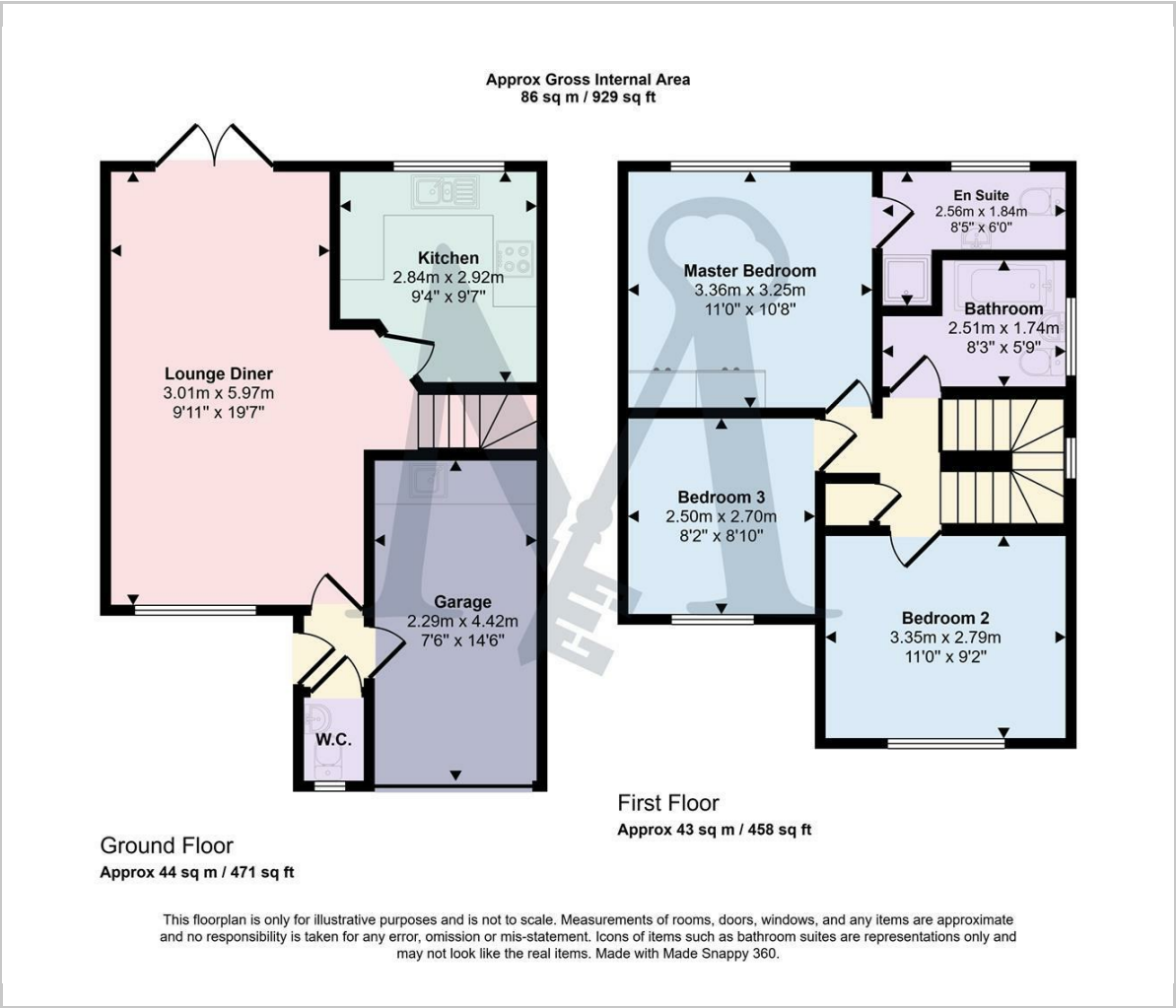
Garage / Utility

7'6" x 14'6" (2.29 x 4.42)





Floor Plan



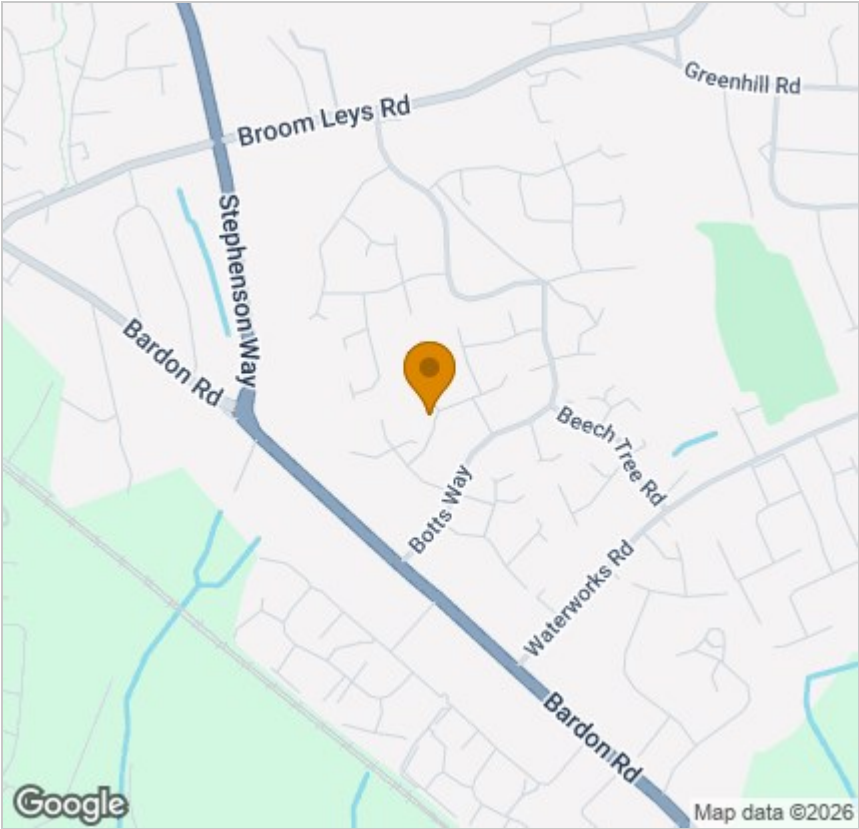
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

