



192 Ashburton Road, Coalville, LE67 2HD

£240,000





# Brief Description

This charming end-terrace home on Ashburton Road, in the popular village of Hugglescote, presents a delightful opportunity for those seeking a UNIQUE AND STYLISH home. With two double garages and two GENEROUSLY SIZED bedrooms, this property is perfect for both families and professionals alike.

Upon entering, you are greeted by a VERSATILE front sitting room, featuring a lovely bow window that allows natural light to flood the space. This room also boasts a built-in cupboard and convenient understairs storage, making it both practical and inviting space to relax.

At the rear of the property, you will find a STUNNING open plan living kitchen diner, designed for modern living and ENTERTAINING. The vaulted ceiling and bifold doors create an airy atmosphere, seamlessly connecting the indoors with the outdoor space. This beautifully presented area includes an electric wall-mounted FIREPLACE, a central island breakfast bar, QUARTZ worktops, and integrated appliances, all enhanced by a stylish mosaic tile splashback. A lobby area provides access to a cloak cupboard and a UTILITY/WC, adding to the functionality of the home.

Upstairs, the two LARGE double bedrooms are a true highlight, each featuring tall ceilings and AIR CONDITIONING units for comfort. Bedroom two is particularly charming, with a PERIOD FIREPLACE adding character. The LUXURIOUS four-piece bathroom is a sanctuary in itself, complete with a large bath, separate shower unit, WC, handbasin, aqua panelling, and ceiling spotlights.

Outside, the property offers a large gravelled area behind ELECTRIC GATES, ensuring secure parking. The rear garden is a private retreat, featuring raised sleeper planted areas, lawned sections, and garden sheds, all within an enclosed fence boundary. Additionally, the presence of two double garages is a RARE and valuable bonus, providing ample storage or WORKSHOP SPACE.

This property is a true gem, combining modern amenities with unique features, fully alarmed and NO UPWARD CHAIN

£240,000



## ON THE GROUND FLOOR

|                     |                                |
|---------------------|--------------------------------|
| Sitting Room        | 12'0" x 11'11" (3.66m x 3.63m) |
| Inner Hall          |                                |
| Living Area         | 12'5" x 12'8" (3.78m x 3.86m)  |
| Kitchen Dining Area | 10'5" x 18'4" (3.18m x 5.59m)  |
| Rear Lobby          |                                |
| Utility/WC          | 5'11" x 6'5" (1.80m x 1.96m)   |

## ON THE FIRST FLOOR

|                 |                                |
|-----------------|--------------------------------|
| Landing         |                                |
| Bedroom 1       | 15'5" x 11'11" (4.70m x 3.63m) |
| Bedroom 2       | 12'6" x 12'1" (3.81m x 3.68m)  |
| Family Bathroom | 6'7" x 9'4" (2.01m x 2.84m)    |



ON THE OUTSIDE

Front Garden  
Rear Garden  
Substantial Off-Road Parking

|          |                               |
|----------|-------------------------------|
| Garage 1 | 20'2" x 25'2" (6.15m x 7.67m) |
| Garage 2 | 17'8" x 17'1" (5.38m x 5.21m) |

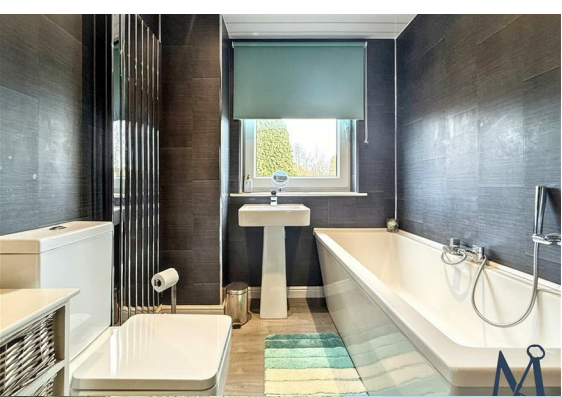
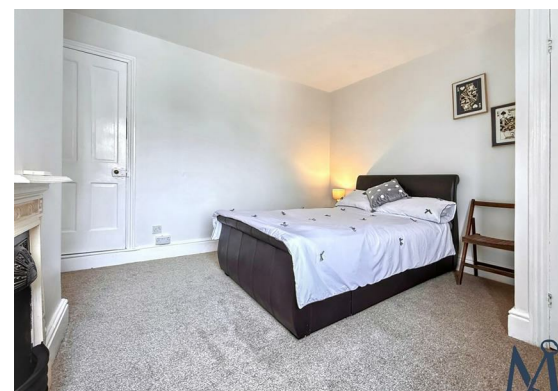


## Key Features

- Two Double Bedrooms
- Two Large Double Garages
- Separate Front Living Room
- Gardens To The Rear
- Ground Floor WC/Utility
- Four Piece Family Bathroom
- Stunning Open Plan Accomodation
- Secure Parking For Several Vehicles
- No Upward Chain
- Virtual Property Tour Available

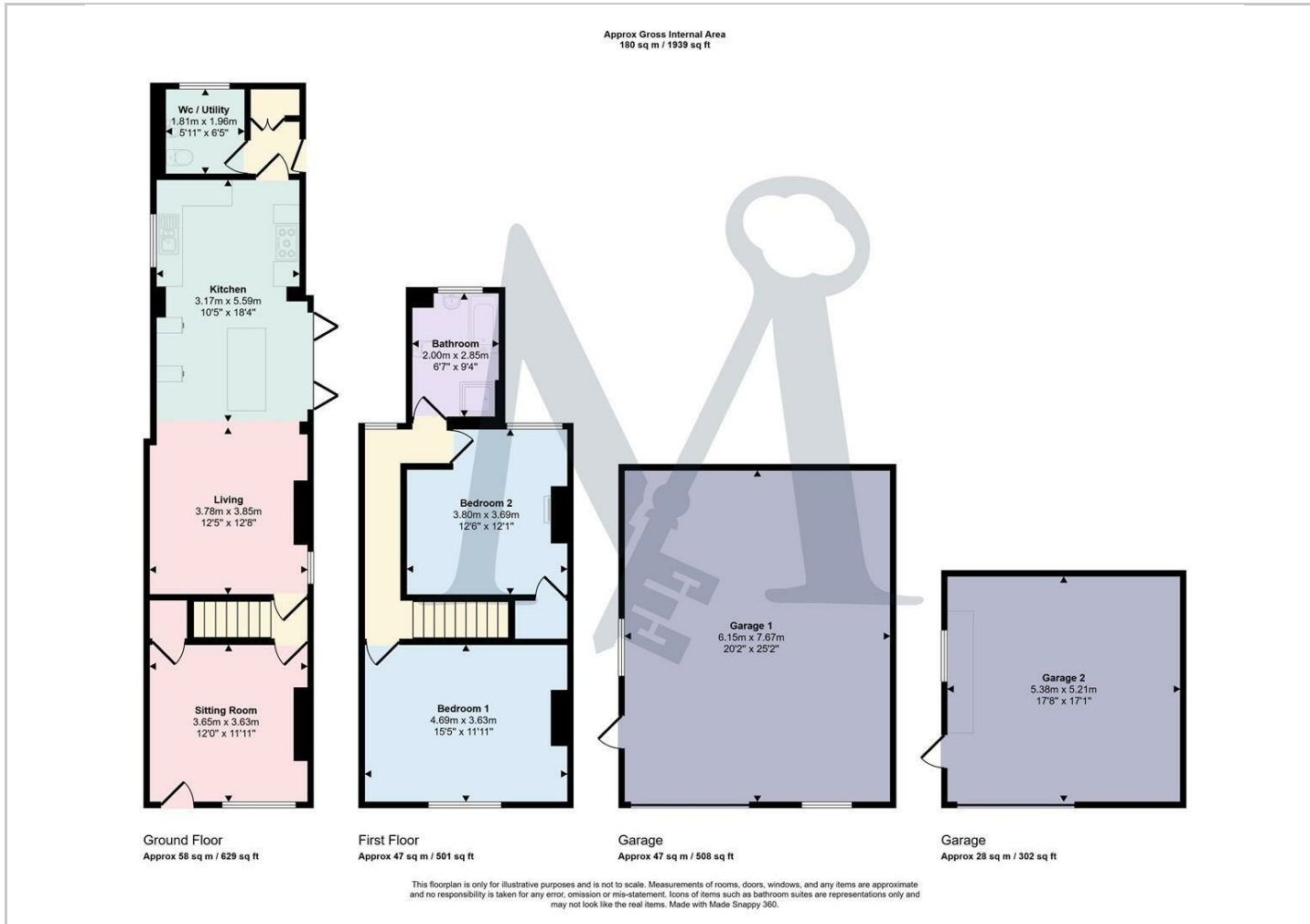




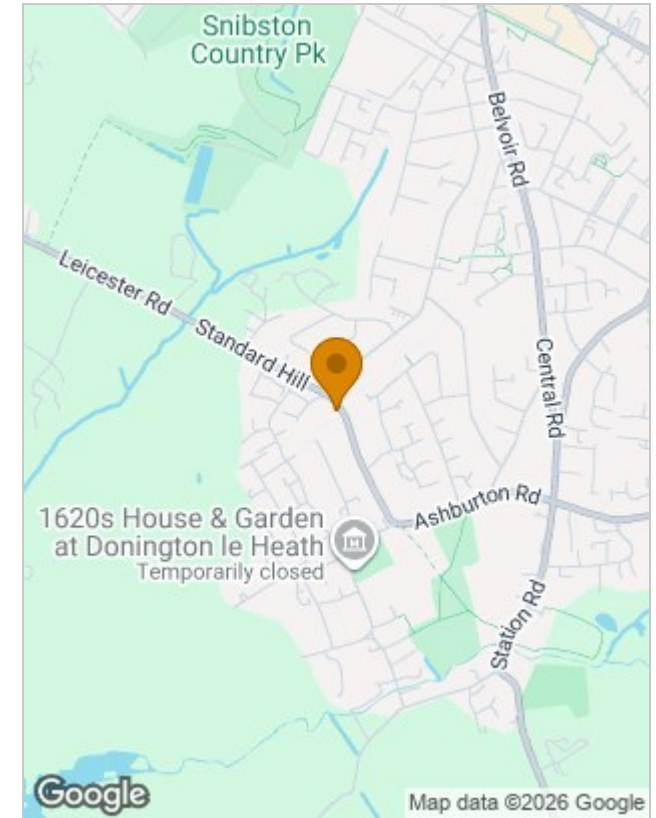




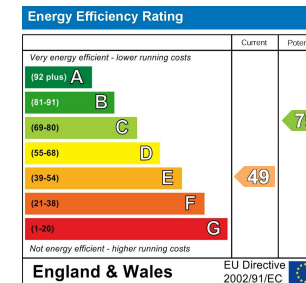
## Floor Plans



## Location Map



## Energy Performance Graph



## 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