



MAYNARD
ESTATES



6 Castle Rock Drive
Coalville, LE67 4SD

Offers in excess of £300,000



Brief Description

Offered available with NO UPWARD CHAIN, in the sought-after Castle Rock development on the outskirts of Coalville, this charming detached bungalow offers a DELIGHTFUL blend of comfort and potential. Spanning an impressive 1,295 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for those seeking spacious, single-level living.

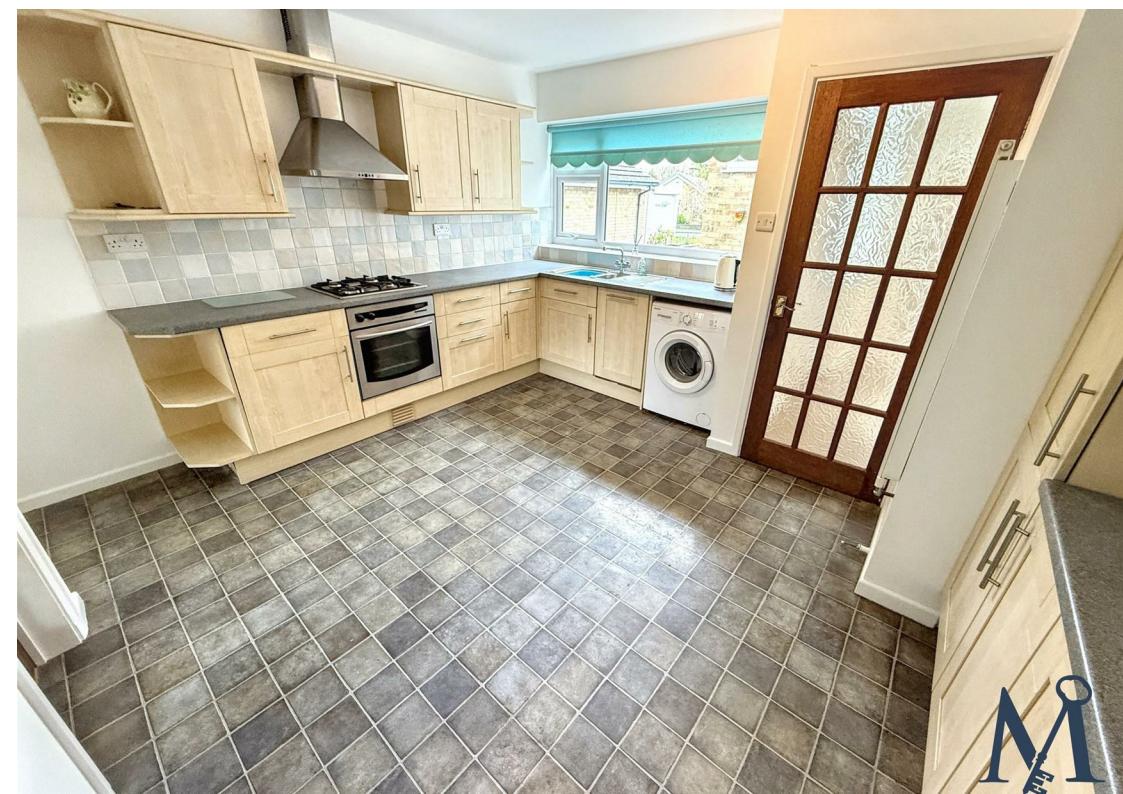
Upon entering, you are greeted by a SPACIOUS and welcoming hallway, freshly decorated and re-carpeted, which leads to a GENEROUS living room. This inviting space boasts sliding patio doors that open onto the rear garden, allowing for an abundance of natural light. The living room is further enhanced by a traditional fireplace with a gas fire, elegant ceiling coving, wall-mounted lights, and a decorative ceiling rose. An open archway seamlessly connects the living area to a separate DINING SPACE, perfect for entertaining.

The KITCHEN is well-equipped with a range of wall and base units, featuring integrated appliances such as an oven, dishwasher, and fridge. The PRACTICAL BOOT ROOM, with its quarry tile flooring, provides convenient access to the garden and includes a utility store, as well as integrated access to the garage.

To the front of the property, the inner hall leads to the three bedrooms, with the first two being spacious doubles complete with built-in wardrobes, while the third bedroom also benefits from built-in storage. Each room offers a peaceful retreat.

Outside, the property boasts a landscaped front garden, complemented by a large tarmac driveway that accommodates parking for several vehicles, leading to a SINGLE GARAGE equipped with light and power. The rear garden is a SUNNY OASIS, featuring a paved patio, a well-maintained lawn, and an array of planted borders, all enclosed by a secure fence with side gated access.

This bungalow is presented in reasonable condition, with scope for personal touches, and is available with no upward chain, making it a fantastic opportunity.





ON THE INSIDE

Entrance Hall

Inner Hallway

Bedroom 1

12'9" x 9'1" (3.89m x 2.77m)

Bedroom 2

9'3" x 10'10" (2.82m x 3.30m)

Bedroom 3

9'7" x 7'4" (2.92m x 2.24m)

Family Bathroom

7'10" x 7'11" (2.39m x 2.41m)

Living Room

11'0" x 18'8" (3.35m x 5.69m)

Dining Area

8'9" x 8'11" (2.67m x 2.72m!)

Kitchen

13'9" x 11'8" (4.19m x 3.56m)

Boot Room

11'11" x 11'11" (3.63m x 3.63m)

Utility Cupboard

5'1" x 5'10" (1.55m x 1.78m)

Integral Garage

8'6" x 15'8" (2.59m x 4.78m)



ON THE OUTSIDE

Front Garden

Rear Garden

Driveway

Single Garage

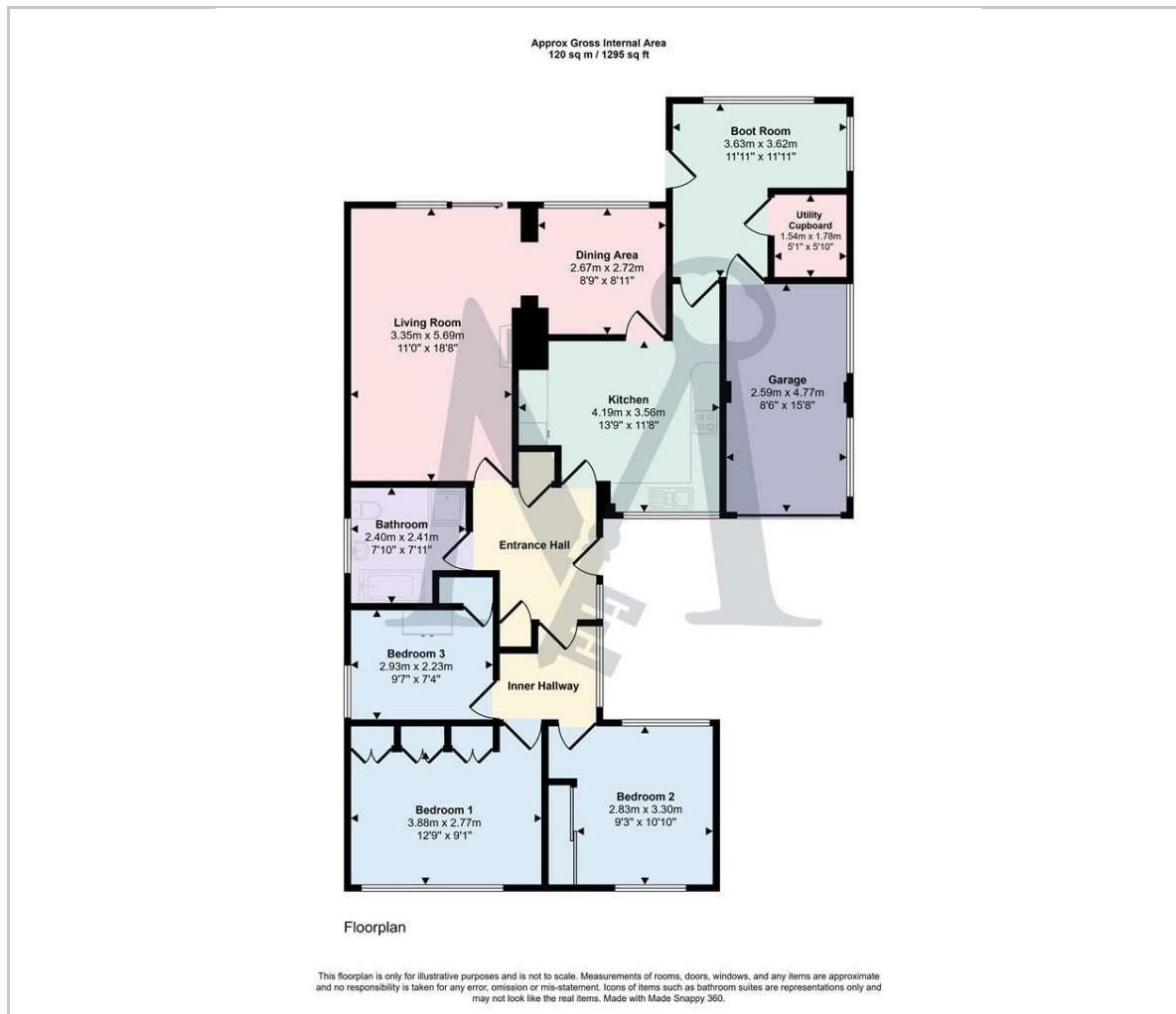
8'6" x 15'8" (2.59m x 4.78m)



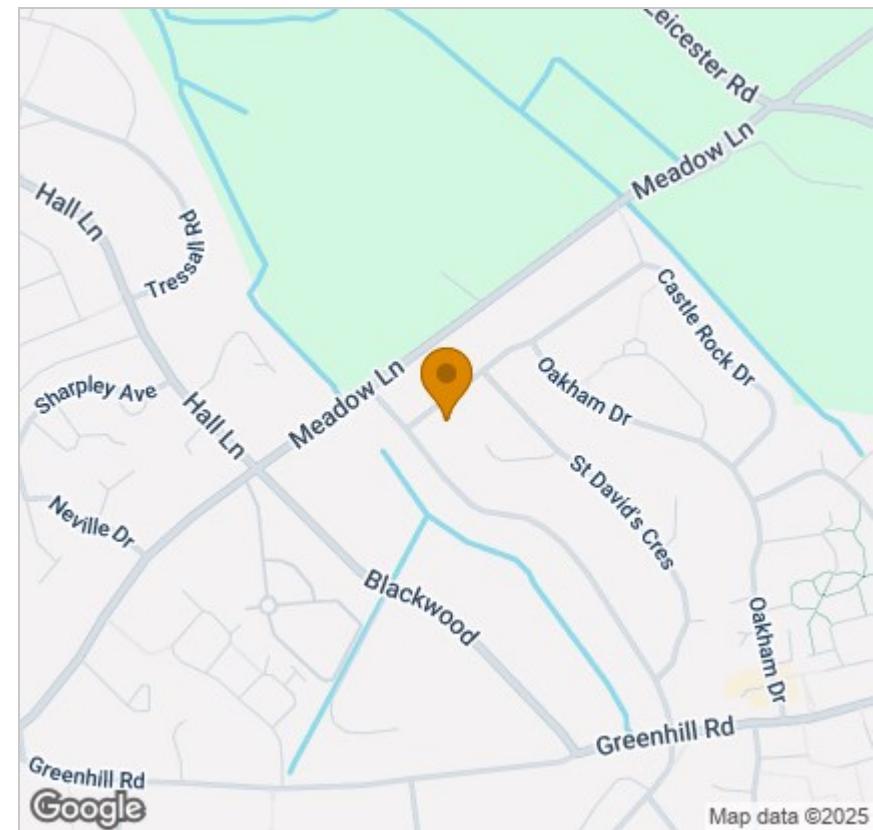


M

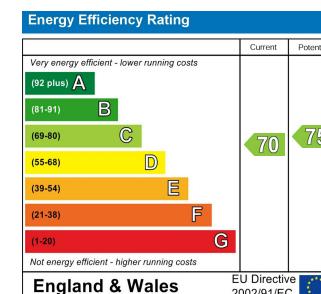
Floor Plan



Area Map



Energy Efficiency 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.