MAYNARD
ESTATES

33 Choyce Close, Coalville, LE67 3SS

£1,100 Per month

Situated on the tranquil CUL-DE-SAC of Choyce Close, Coalville, this MODERN semi-detached house presents an EXCELLENT opportunity. Spanning two impressive floors, the property boasts three well-proportioned bedrooms and two bathrooms..

Upon entering, you are greeted by a STRIKING red composite door that opens into a welcoming entrance hall adorned with STYLISH LVT flooring. The spacious hall features a GRAND WINDOW that stretches from the ground floor to the second floor, allowing natural light to flood the space. Conveniently, there is also a GROUND FLOOR WC for added practicality.

The living room is a DELIGHTFUL dual-aspect space, enhanced by a glazed access door that leads directly to the garden. This room flows seamlessly into the dining kitchen, which is equally bright and airy. The kitchen is fitted with a range of modern wall and base units, complete with an integrated oven and grill, an integrated fridge/freezer, with space and plumbing for a washing machine. The CONTEMPORARY DESIGN is complemented by LVT flooring and stylish ceiling spotlights.

Venturing upstairs, you will find three bedrooms, including a MASTER SUITE that features built-in mirrored wardrobes and a chic en-suite shower room. A modern and stylish family bathroom also located on this floor, ensuring convenience for all.

ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC

Living Room 14'10" x 15'8" (4.52m x 4.78m)

Kitchen Diner 8'6" x 15'11" (2.59m x 4.85m)

ON THE FIRST FLOOR

Landing

Master Bedroom 14'10" x 8'9" (4.52m x 2.67m)

En Suite 5'5" x 5'6" (1.65m x 1.68m)

Bedroom 2 10'9" x 8'3" (3.28m x 2.51m)

Bedroom 3 11'11" x 6'4" (3.63m x 1.93m)

Family Bathroom 6'7" x 7'3" (2.01m x 2.21m)

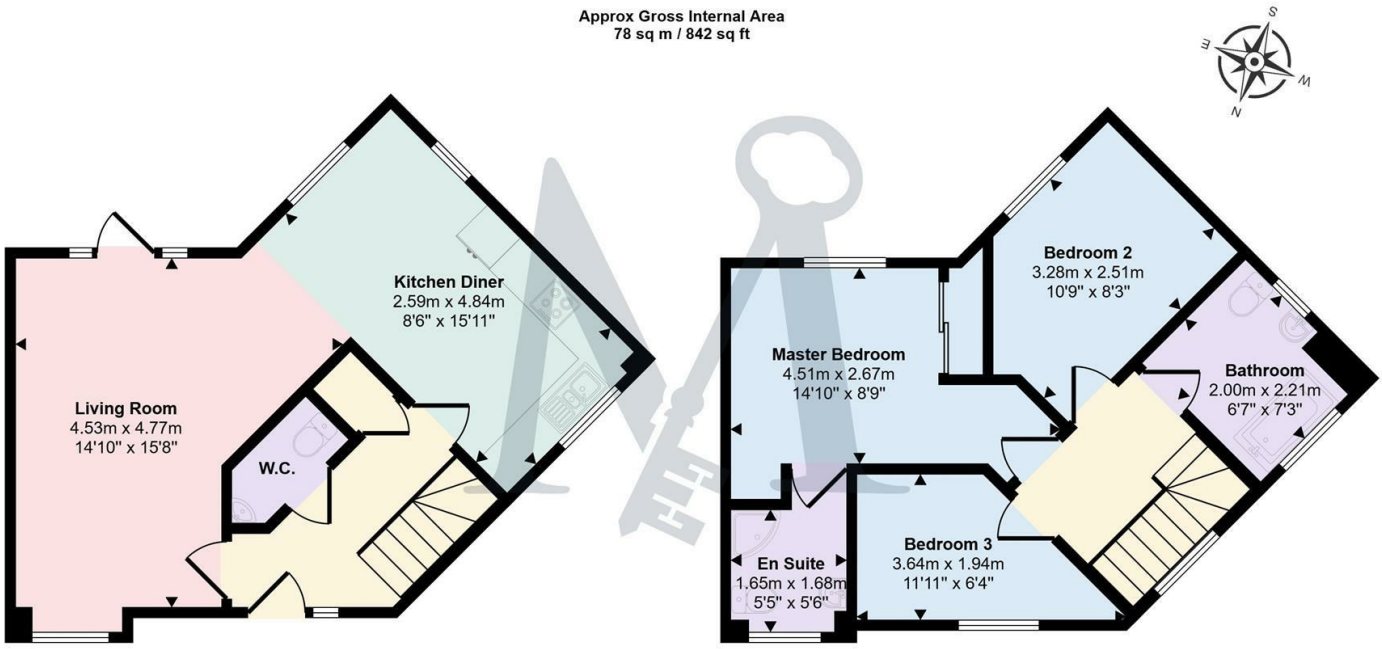
ON THE OUTSIDE

Rear Garden

Front Garden

Driveway

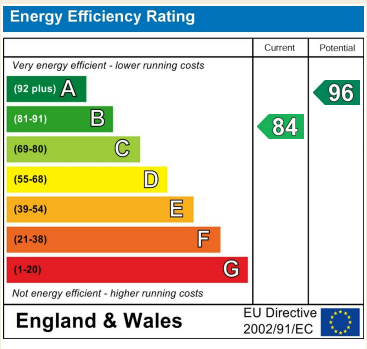
Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map

Energy Efficiency Graph



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