



11 Rock View Close, Coalville, LE67 5FB

£325,000



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Brief Description

Situated in a quiet cul-de-sac on the edge of Whitwick Village, this BEAUTIFULLY PRESENTED four bedroom linked detached home offers spacious and versatile accommodation across three floors, perfectly suited to modern family living.

The welcoming entrance hall features a composite front door, beautiful oak flooring, , ceiling spotlights and stairs rising to the first floor. The generous dual aspect living room continues the oak flooring and benefits from shutter blinds, a striking fireplace with slate splashback and oak mantle, plus useful understairs storage.

To the rear, the IMPRESSIVE OPEN PLAN KITCHEN DINER is fitted with an extensive range of units and oak worktops, complemented by integrated Bosch appliances including a five ring gas hob, double oven/microwave grill, dishwasher, and washer dryer. Additional features include tiled flooring, stylish metro tiled splashbacks, ceiling spotlights and ample dining space. Bifold doors open onto the landscaped rear garden, creating an ideal entertaining area. A stylish ground floor WC completes the layout.

The first floor offers three well proportioned bedrooms, one currently used as a spacious home office, alongside a CONTEMPORARY FAMILY BATHROOM fitted with a modern three piece suite including a bath with overhead shower, vanity wash basin, WC, tiled flooring, and spotlights.

Occupying the entire top floor, the SPACIOUS MASTER BEDROOM enjoys two Velux windows with elevated rooftop views, ceiling spotlights, loft access, and ample space for freestanding furniture. The LUXURIOUS EN-SUITE shower room features a power shower, vanity wash basin, WC, tiled finishes, and Velux window.

Externally, the property benefits from attractive front landscaping with planted shrubs and laurel screening. The SUNNY REAR GARDEN has been thoughtfully designed for low maintenance with patio seating areas, decorative gravel, decking, and planted borders. Side gated access leads to a tarmac driveway providing parking and a large garage.



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ON THE GROUND FLOOR

Entrance Hall

Living Room

11'9" x 15'9" (3.59 x 4.82)

Kitchen Diner

15'8" x 12'9" (4.78 x 3.9)

WC

ON THE FIRST FLOOR

Landing

Bedroom Two

8'11" x 12'1" (2.73 x 3.69)

Bedroom Three

9'2" x 9'10" (2.81 x 3)

Bedroom Four

6'5" x 11'0" (1.97 x 3.36)

Family Bathroom

9'1" x 6'2" (2.79 x 1.9)



ON THE SECOND FLOOR

Master Bedroom

11'1" x 17'5" (3.4 x 5.33)

En-Suite

4'5" x 8'8" (1.36 x 2.65)

ON THE OUTSIDE

Front Garden

Rear Garden

Driveway

Single Garage

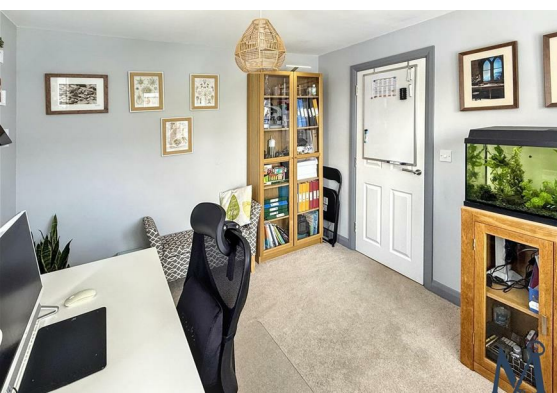
10'0" x 20'9" (3.06 x 6.34)

Key Features

- Four Good Sized Bedrooms
- Contemporary Family Bathroom
- Living Room With Feature Fireplace
- Driveway With Ample Off-Road Parking
- Quiet Cul-De-Sac Location
- Stylish Ensuite To Master Bedroom
- Spacious Open Plan Kitchen Diner
- Landscaped & Low Maintenance Garden
- Large Single Garage With Power
- Virtual Property Tour Available

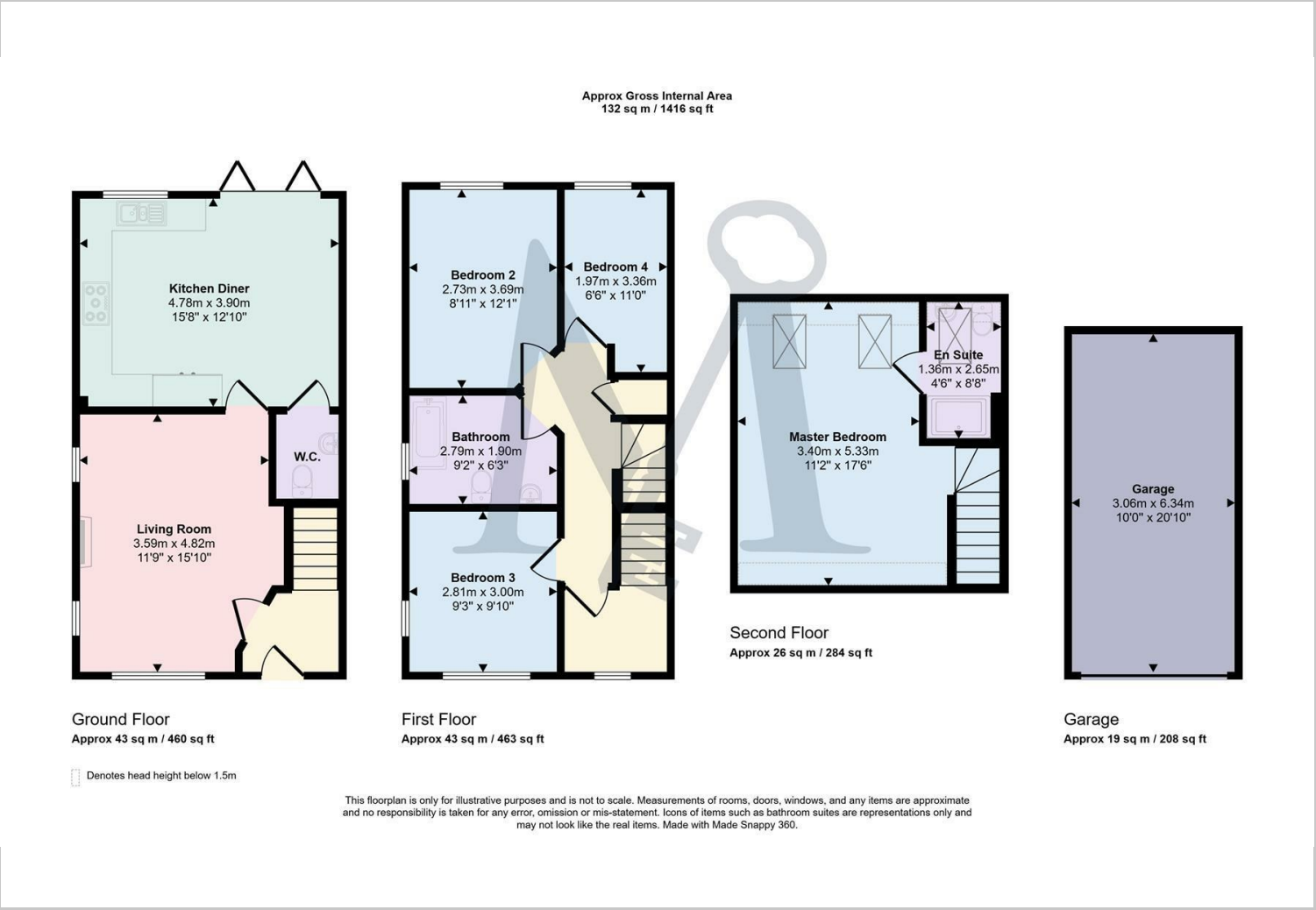








Floor Plans



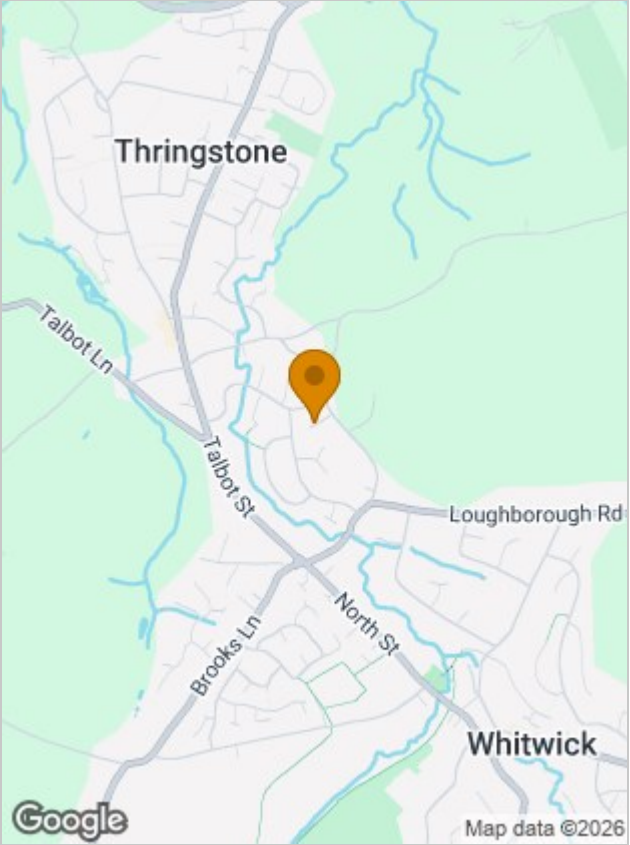
Viewing

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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Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(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	