



23 Stonehaven Close
Coalville, LE67 4RY

£220,000



Brief Description

Positioned in the tranquil CUL-DE-SAC of Stonehaven Close, Coalville, this charming three-bedroom semi-detached house offers an ideal opportunity for FIRST-TIME BUYERS. The property boasts a DELIGHTFUL VIEW over a neighbouring green, a large block paved driveway, a 25ft tandem garage, and a private rear garden enhancing its appeal.

Upon entering, you are welcomed by a bright entrance hall featuring a newly replaced front door and **STYLISH LVT** flooring that flows seamlessly throughout the ground floor. The **SPACIOUS LIVING ROOM**, adorned with a large front window, invites an abundance of natural light, creating a warm and inviting atmosphere. A gas fire adds a touch of comfort, while the open aspect leads into the **DINING AREA**, which benefits from under-stair storage and a window overlooking the private rear garden.

The adjacent **KITCHEN** is well-equipped with a range of wall and base units, providing ample storage and workspace. It also features an access door to the garden, along with space and plumbing for essential appliances, making it a practical space for culinary endeavours.

Venture **UPSTAIRS** to discover three comfortable bedrooms, perfect for family living. The bathroom is fitted with a **MODERN** three-piece white suite, including a bath with a shower over, a WC, and a hand basin, all complemented by full tile surround and tiled flooring.

Externally, the **REAR GARDEN** is a delightful retreat, featuring a paved patio area, a lush grassed lawn, and attractive planted features, all enclosed by a secure fence boundary. The front garden is laid to lawn, while a large block-paved driveway provides **OFF-ROAD PARKING** for multiple vehicles, ensuring convenience for residents and guests alike. The property is further enhanced by **IRON RAILINGS** at the front, adding to its curb appeal.

This home is not just a property; it is a perfect blend of comfort, practicality, and charm, making it an **EXCELLENT CHOICE** for those looking to add their **OWN PERSONAL TOUCHES**.





ON THE GROUND FLOOR

Entrance Hall

Living Room
13'0" x 10'11" (3.96m x 3.33m)

Dining Area
11'3" x 7'8" (3.43m x 2.34m)

Kitchen
11'3" x 5'11" (3.43m x 1.80m)



ON THE FIRST FLOOR

Landing

Bedroom 1
8'1" x 13'8" (2.46m x 4.17m)

Bedroom 2
9'2" x 8'5" (2.79m x 2.57m)

Bedroom 3
9'2" x 5'3" (2.79m x 1.60m)

Family Bathroom



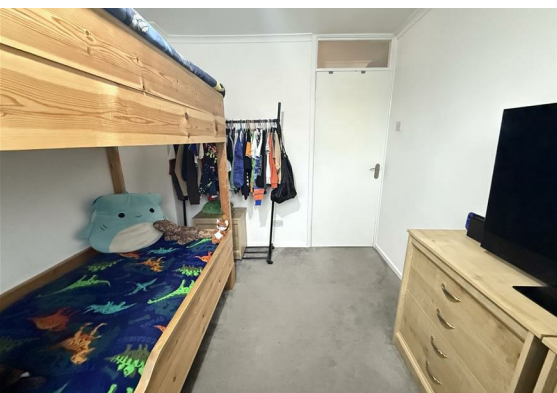
ON THE OUTSIDE

Front Garden

Large Driveway

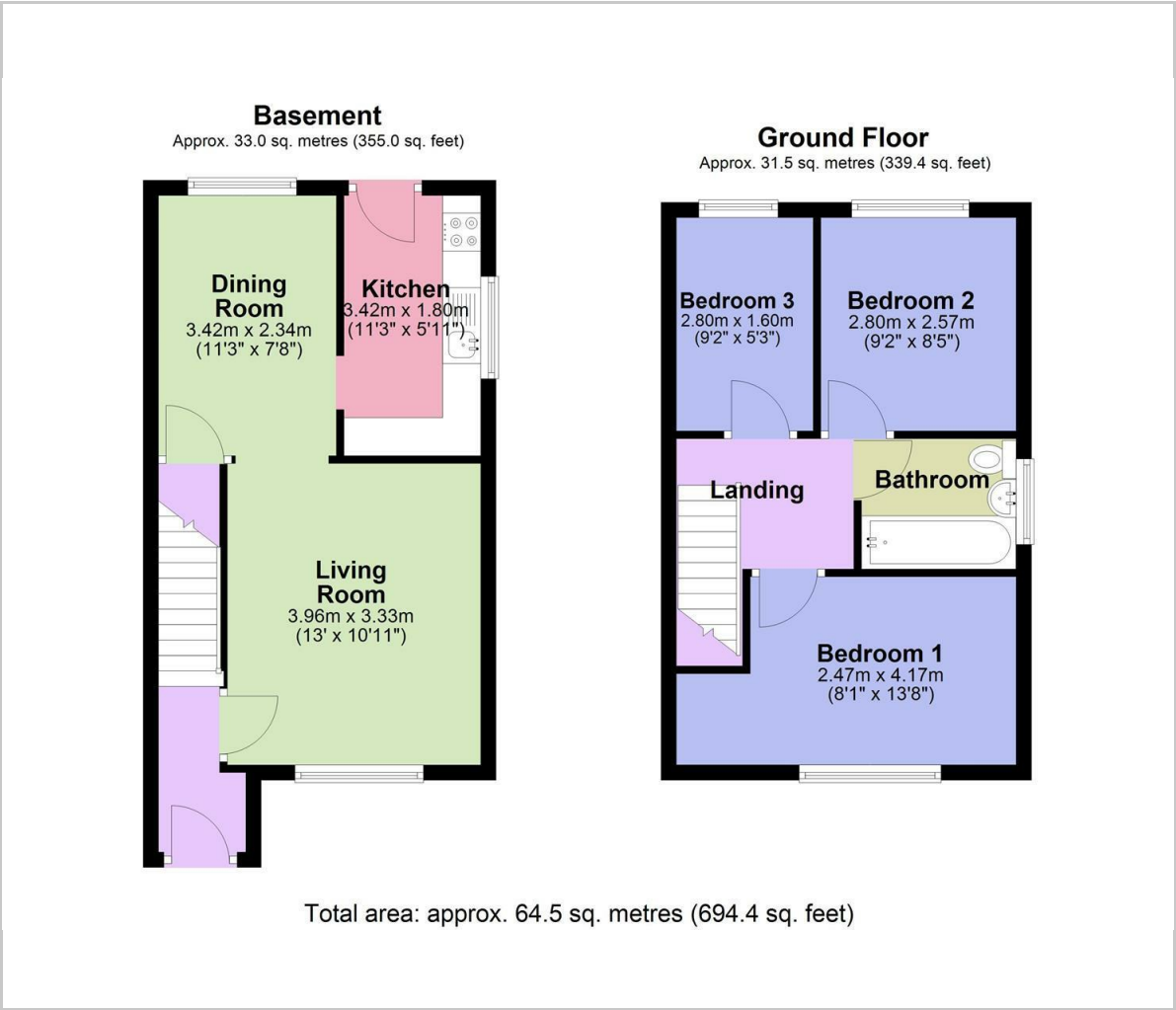
Rear Garden

Tandem Garage
25'8" x 8'2" (7.82m x 2.49m)





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

