



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

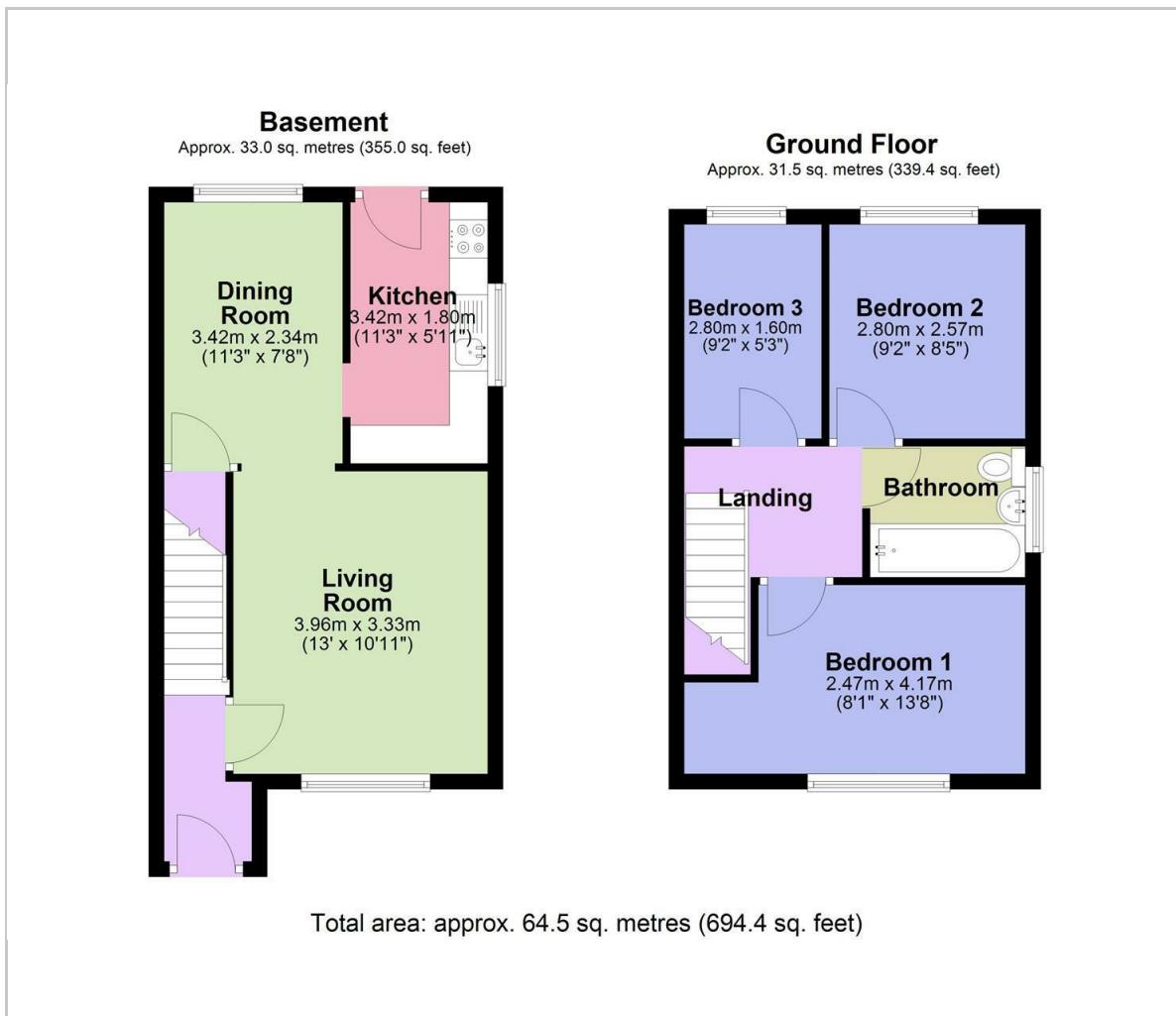
Large Driveway

Rear Garden

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



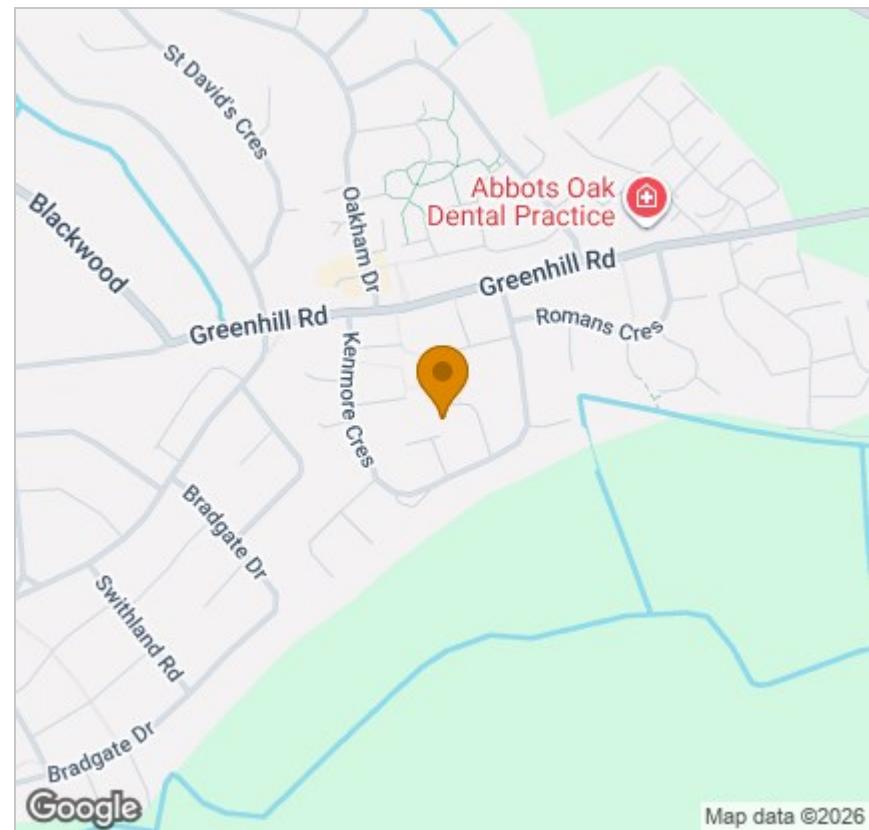
## Floor Plan



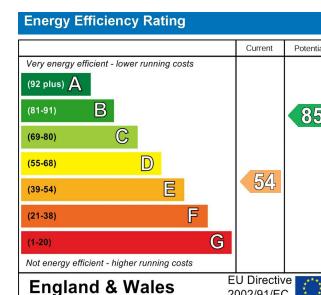
## Viewing

Please contact our Maynard Estates Office on 01530 682886  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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