



MAYNARD  
ESTATES



86 Rosslyn Road, Coalville, LE67 5PT

£395,000





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# Brief Description

This EXQUISITE four-bedroom detached house positioned on the charming Rosslyn Road in Whitwick, offers a perfect blend of modern living and comfort. The property has been METICULOUSLY REDESIGNED by the current owners, ensuring that no detail has been overlooked. With a new roof, complete rewiring, a new central heating system, and new double glazing throughout, this home is ready for you to move in.

Upon entering, you are greeted by a welcoming entrance hall adorned with STYLISH wood grain LVT flooring, which SEAMLESSLY FLOWS into the open-plan kitchen. The COSY LIVING ROOM features a delightful multi-fuel burning stove, a large double glazed window with quality fitted shutter blinds, along with elegant wall-mounted lights.

The heart of the home is undoubtedly the EXPANSIVE open plan living, kitchen, and dining area. The kitchen boasts striking dark blue wall and base units, a generous island breakfast bar with feature pendant lighting, and LUXURIOUS quartz worktops. Equipped with an integrated fridge freezer, dishwasher, and a double oven with grill, this kitchen is a culinary enthusiast's dream. BIFOLD DOORS with built-in blinds open up to the beautifully landscaped rear garden, creating seamless indoor-outdoor living. Additionally, there is a convenient UTILITY ROOM and ground floor WC leading off this space.

The master bedroom is a TRUE RETREAT, featuring a STYLISH EN-SUITE that adds luxury to your daily routine. Bedrooms two and three are GENEROUSLY SIZED doubles, with bedroom three currently serving as a versatile study. The family bathroom is a standout feature, showcasing a STUNNING FOUR-PIECE SUITE.

The rear garden is a true oasis, featuring a PORCELAIN paved patio and a raised lawn area, surrounded by thoughtfully planted borders and enclosed by a secure fence. The front garden is equally appealing, with decorative gravel and tasteful planting, while the BLOCK-PAVED DRIVEWAY offers parking for multiple vehicles, leading to a single garage store.

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## ON THE GROUND FLOOR

Entrance Hall	
Living Room	11'11" x 15'10" (3.63m x 4.83m)
Kitchen Dining Area	18'3" x 9'0" (5.56m x 2.74m)
Living Area	15'4" x 8'9" (4.67m x 2.67m)
Utility Room	6'4" x 5'7" (1.93m x 1.70m)
Ground Floor WC	

## ON THE FIRST FLOOR

Landing	
Master Bedroom	10'9" x 13'2" (3.28m x 4.01m)
En-Suite	3'10" x 8'5" (1.17m x 2.57m)



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Bedroom 2

9'11" x 12'3" (3.02m x 3.73m)

Bedroom 3

11'11" x 9'1" (3.63m x 2.77m)

Bedroom 4

7'4" x 8'9" (2.24m x 2.67m)

Family Bathroom

7'11" x 8'6" (2.41m x 2.59m)

#### ON THE OUTSIDE

Front Garden

Rear Garden

Driveway

Garage Store

7'7" x 14'8" (2.31m x 4.47m)



## Key Features

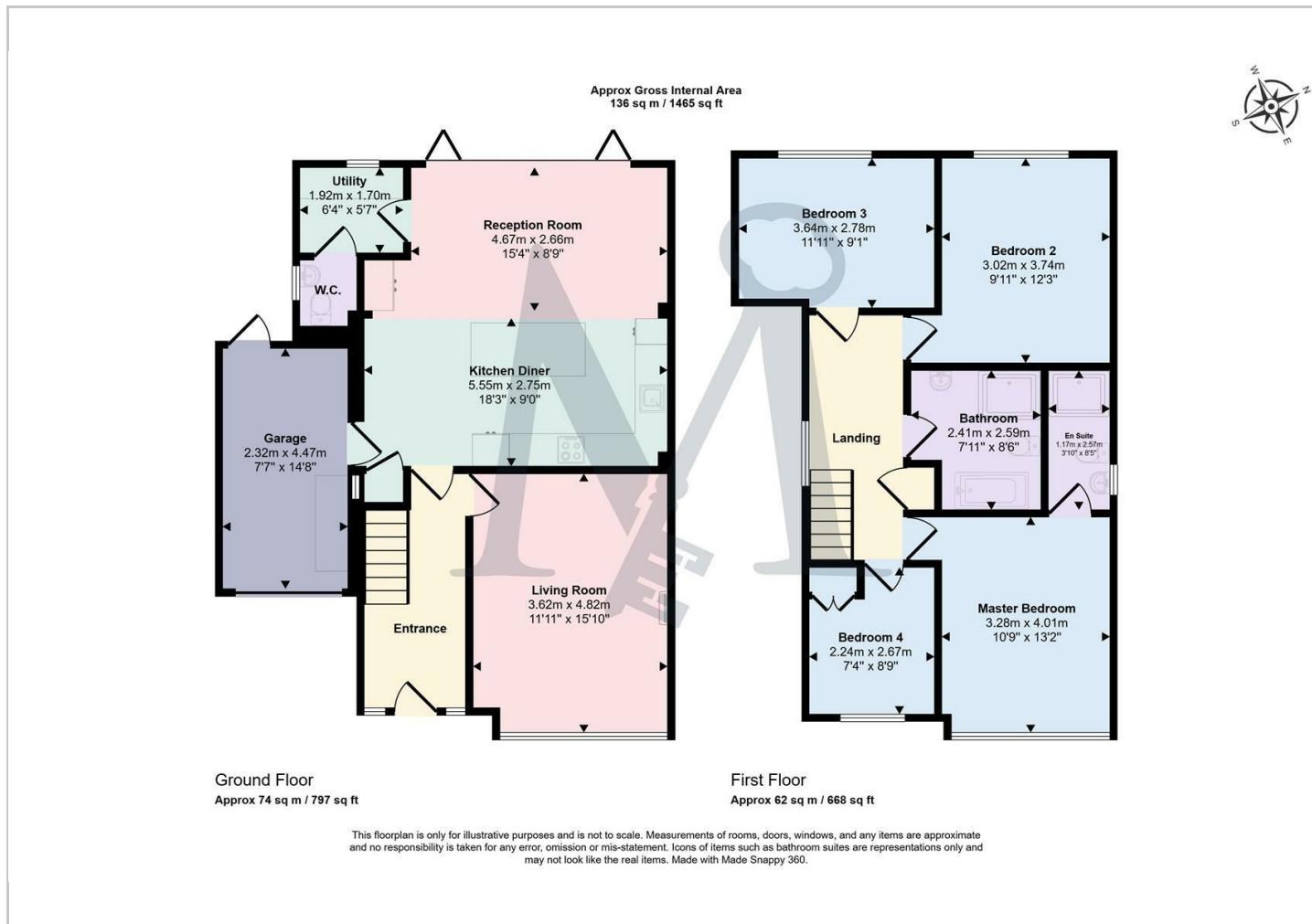
- Beautifully Renovated Throughout
- Spacious Living Room With Log Burner
- Stylish Four Piece Family Bathroom
- Parking For Multiple Vehicles
- Re-Wired, Gas Central Heated & Double Glazed
- Stunning Open Plan Living Kitchen Diner
- En-Suite To Master Bedroom
- Beautifully Landscaped Gardens
- Garage Store With Electric Door
- Virtual Property Tour Available



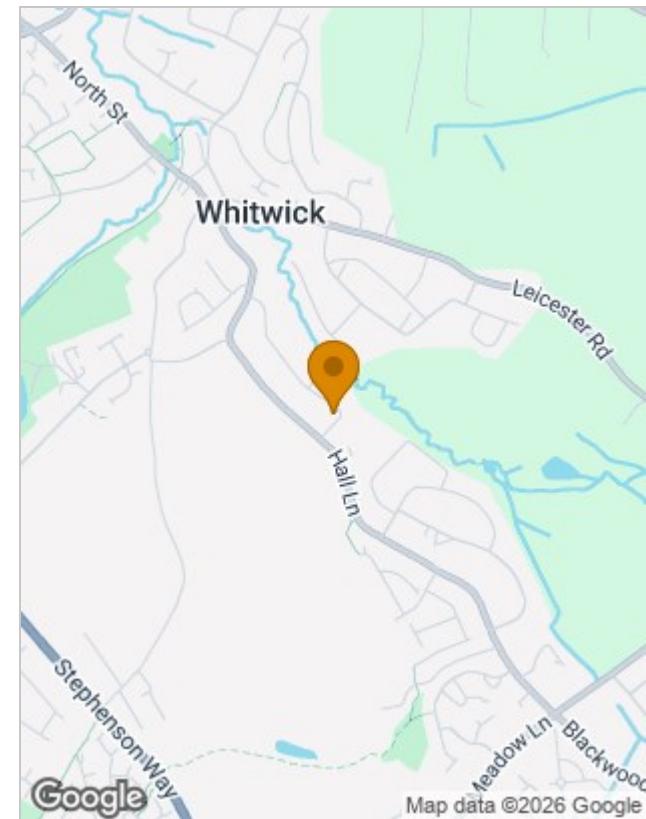




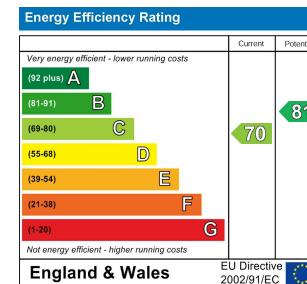
## Floor Plans



## Location Map



## Energy Performance 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.

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.