



MAYNARD
ESTATES



14 Holyoake Drive, Coalville, LE67 2QD

Offers over £250,000





Brief Description

On the edge of Heather village, in a CHARMING CUL-DE-SAC, this delightful three-bedroom semi-detached house on Holyoake Drive has been THOUGHTFULLY IMPROVED by the current owners, ensuring a modern and inviting living space. With PARKING FOR SEVERAL VEHICLES, this is an ideal choice for not only first time buyers, but for families alike.

Upon entering, you are greeted by a welcoming entrance hall that leads to a SPACIOUS LIVING ROOM. This room features a large window with lovely views of the neighbouring landscape, while a FEATURE FIREPLACE with a multi-fuel burning stove and oak mantle adds a touch of warmth and character. The oak doors throughout the home enhance its stylish appeal.

The OPEN PLAN DINING AREA is bathed in natural light, thanks to sliding doors that seamlessly connect the room to the beautifully landscaped rear garden. The MODERN KITCHEN is equipped with sleek white gloss wall and base units, a breakfast bar, and essential appliances, including an integrated oven and grill. There is space for a washing machine and fridge freezer, along with a convenient side access door.

Upstairs, the property features THREE GENEROUSLY SIZED BEDROOMS, with the master bedroom offering neighbouring views from its large window. The family bathroom is elegantly designed, featuring a three-piece white suite, tiled floors and walls, and a chrome heated towel rail.

Externally, the property CONTINUES TO IMPRESS with a LARGE, LANDSCAPED REAR GARDEN, complete with a paved patio, EXPANSIVE LAWN, and mature planted borders, all enclosed by a secure fence with double gates leading to the driveway. The tarmacked driveway provides parking for several vehicles and leads to a garage, perfect for storage or a potential home gym. The front garden is tastefully laid to lawn, enhancing the overall curb appeal.

This stylish property in a tranquil village setting is a WONDERFUL OPPORTUNITY for those seeking a comfortable and inviting home.

Offers over £250,000



ON THE GROUND FLOOR

Entrance Hall	
Living Room	15'5" x 11'0" (4.70m x 3.35m)
Dining Area	9'11" x 10'8" (3.02m x 3.25m)
Kitchen	8'4" x 10'8" (2.54m x 3.25m)

ON THE FIRST FLOOR

Landing	
Bedroom 1	10'11" x 11'11" (3.33m x 3.63m)
Bedroom 2	11'3" x 9'7" (3.43m x 2.92m)
Bedroom 3	7'3" x 8'1" (2.21m x 2.46m)
Family Bathroom	7'4" x 6'6" (2.24m x 1.98m)





ON THE OUTSIDE

Front Garden

Rear Garden

Driveway

Garage/Store

18'8" x 10'8" (5.69m x 3.25m)



Key Features

- Beautifully Presented Throughout
- Large Garden To The Rear
- Open Aspect Dining Area
- Recently Renovated Family Home
- Popular Heather Village Location
- Modern Family Bathroom Suite
- Spacious Living Room
- Modern Fitted Kitchen
- Garage Store And Large Driveway
- Virtual Property Tour Available





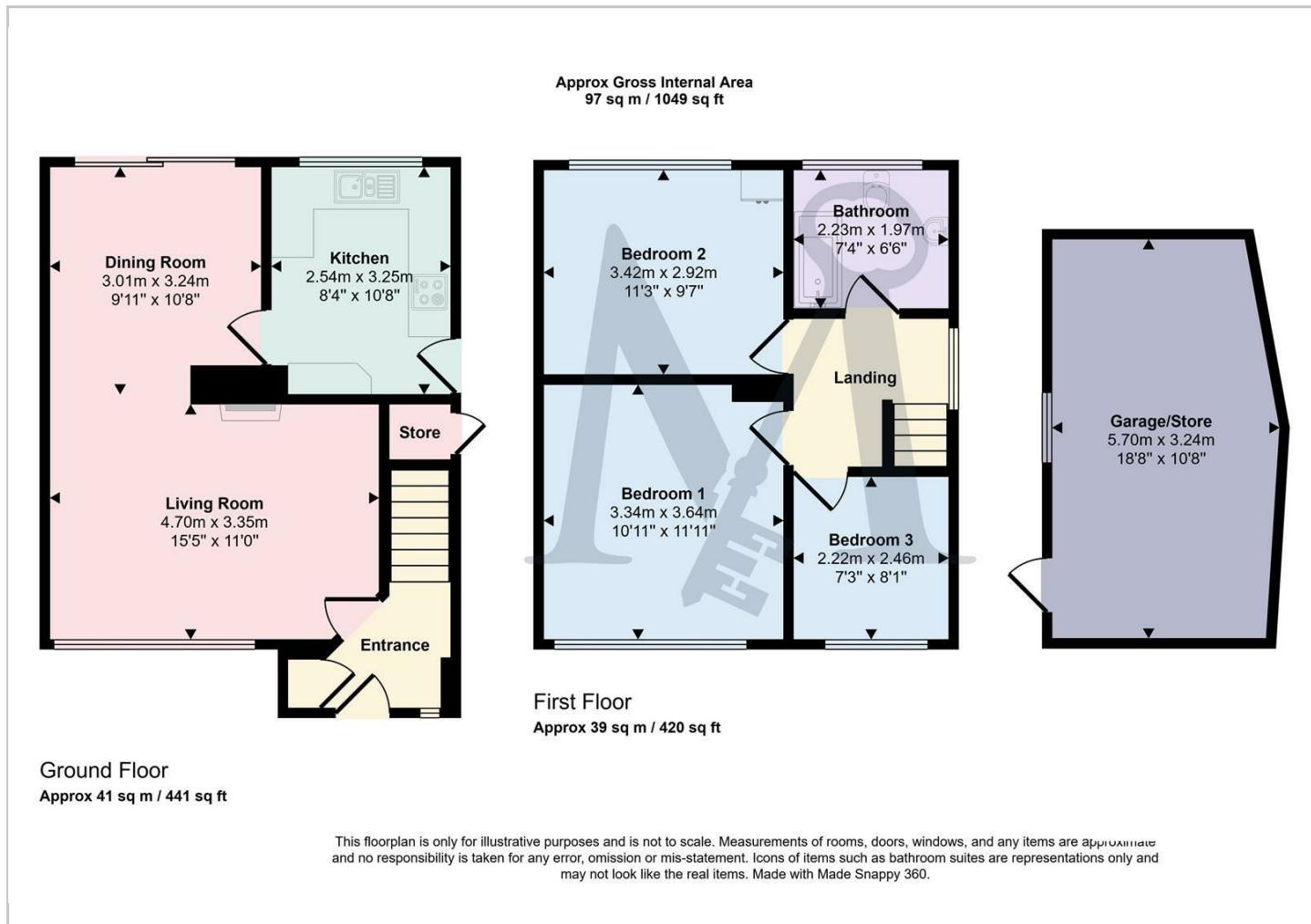
M
H
H



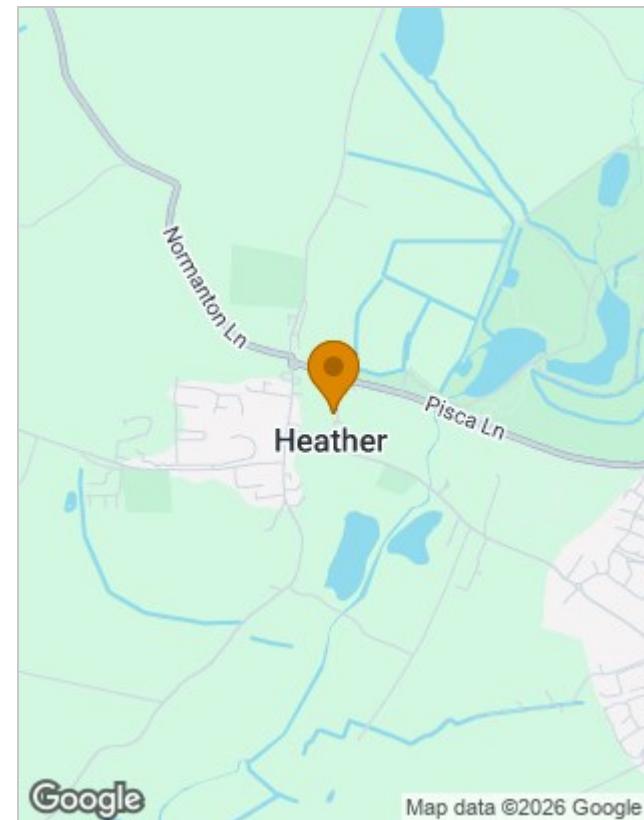


MH

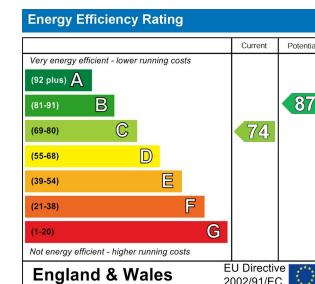
Floor Plans



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.