



## 21 Kingfisher Close, Coalville, LE67 5DB

£252,500

Quietly positioned on a CORNER PLOT, in the cul-de-sac of Kingfisher Close, Whitwick, this charming semi-detached house offers a delightful blend of modern living and countryside views. With three GENEROUSLY SIZED double bedrooms, this property is perfect for families or those seeking extra space.

Upon entering through the stylish composite front door, you are greeted by a VERSATILE home office, ideal for remote work or study. The SPACIOUS living room, bathed in natural light from two front-facing windows, seamlessly flows into the dining area, providing an inviting space for family gatherings. Sliding doors lead you into a beautifully constructed conservatory, where you can enjoy the serene views of the rear garden.

The heart of the home is undoubtedly the BRAND NEW KITCHEN, featuring a stunning array of light grey shaker-style units complemented by a composite stone worktop. Equipped with modern appliances, including an integrated oven, microwave, fridge/freezer, and dishwasher, this kitchen is both functional and aesthetically pleasing, enhanced by a chic herringbone style finish.

Upstairs, you will find three equally proportioned double bedrooms, two of which boast LOVELY OUTLOOKS, ensuring a peaceful retreat. The luxurious four-piece family bathroom, adorned with stylish black accents, adds a touch of elegance to the home.



## ON THE GROUND FLOOR

Home Office 8'0" x 14'1" (2.44m x 4.29m)



Living Room 12'4" x 13'1" (3.76m x 3.99m)



Dining Area 8'5" x 9'5" (2.57m x 2.87m)



Conservatory 9'4" x 8'11" (2.84m x 2.72m)



Breakfast Kitchen 12'4" x 12'6" (3.76m x 3.81m)



## ON THE FIRST FLOOR

Landing

Bedroom 1 11'3" x 12'5" (3.43m x 3.78m)



Bedroom 2 11'11" x 9'5" (3.63m x 2.87m)



Bedroom 3 9'2" x 12'3" (2.79m x 3.73m)



Family Bathroom 8'1" x 7'11" (2.46m x 2.41m)



## ON THE OUTSIDE





Front Garden

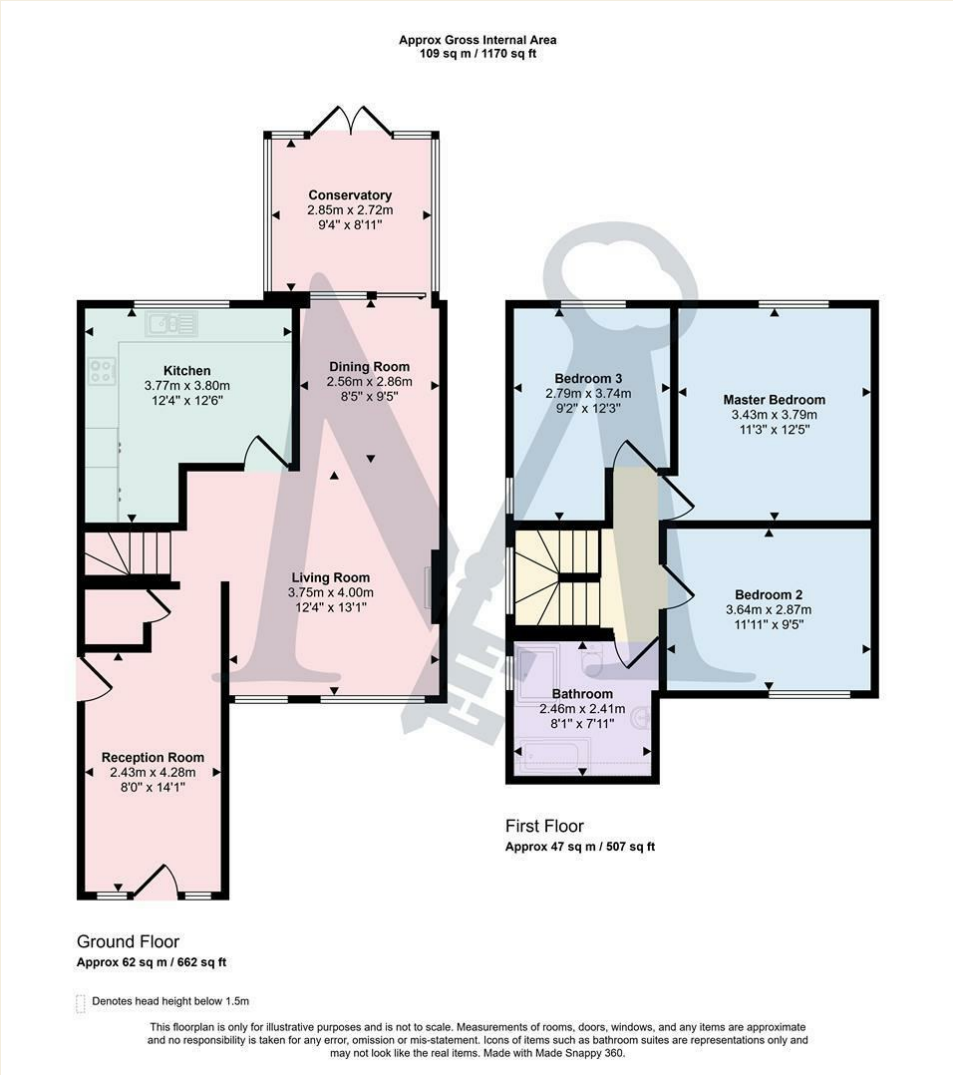
Driveway



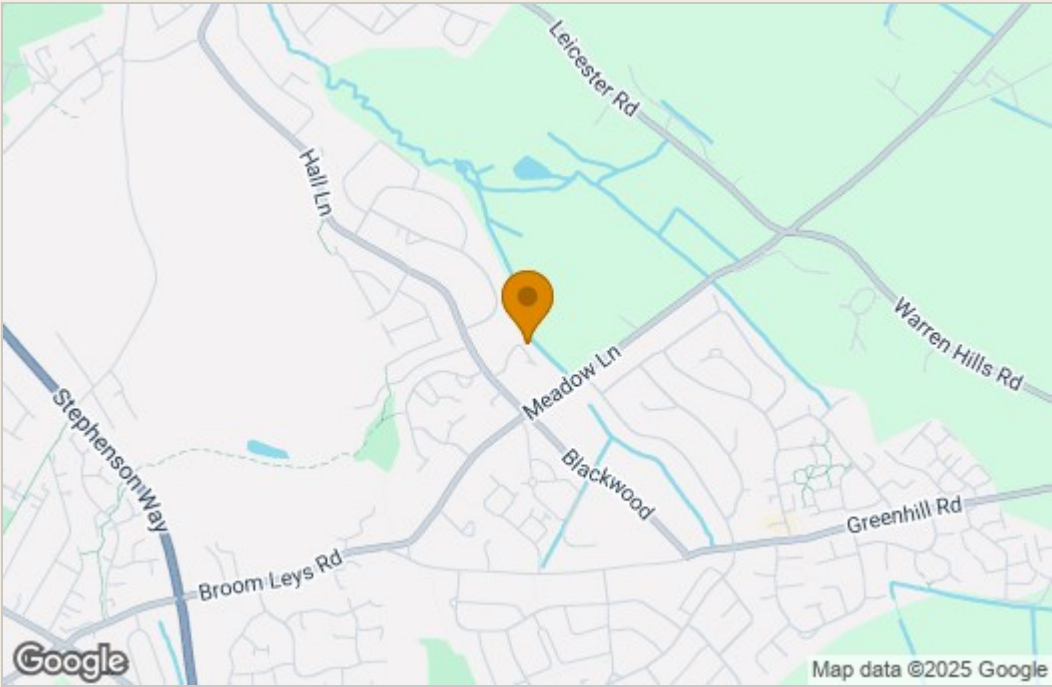
Rear Garden



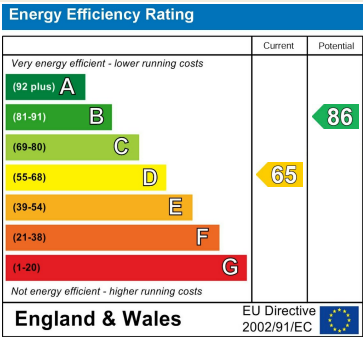
Floor Plan



Area Map



Energy Efficiency Graph



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