

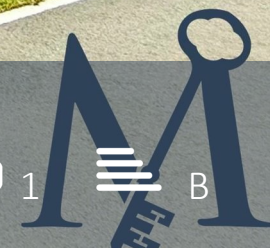


8 Lower Farm Road, Coalville, LE67 2NP

£370,000



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Brief Description

This EXCELLENTLY PRESENTED four bedroom detached home has been thoughtfully enhanced by the current owners, offering stylish, move in ready accommodation finished to a high standard throughout. Occupying an attractive position OVERLOOKING A NEIGHBOURING GREEN, the property benefits from a range of upgrades beyond the original builder specification, including fitted Venetian blinds, bespoke media wall cabinetry, decorative wall panelling and Amtico herringbone flooring.

The welcoming entrance hall features seamless Amtico flooring flowing into the kitchen diner and cloakroom WC, with useful understairs storage also available. To the front, the bay fronted living room enjoys pleasant views across the green and features a BESPOKE MEDIA WALL with shelving and cupboards, creating an impressive focal point.

To the rear is a STUNNING OPEN PLAN KITCHEN DINER fitted with modern wall and base units, integrated appliances, double AEG ovens and a matching central island with breakfast bar and pop-up sockets. French doors and large windows allow plenty of natural light and open directly onto the rear garden, while a practical utility cupboard provides space and plumbing for laundry appliances.

Upstairs, the main bedroom benefits from decorative wall panelling, fitted mirrored wardrobes and a stylish ensuite with walk in shower. Bedrooms two, three and four are all well proportioned, with bedroom two also featuring fitted wardrobes. A contemporary family bathroom completes the accommodation.

Externally, the ENCLOSED REAR GARDEN offers a paved patio seating area and lawn, ideal for outdoor entertaining. To the front, there is a landscaped garden, driveway providing off road parking and a detached single garage with light, power and up and over door.



£370,000



ON THE GROUND FLOOR

Entrance Hall

WC

3'1" x 6'7" (0.94 x 2.01)

Living Room

10'9" x 15'5" (3.3 x 4.7)

Kitchen/ Diner

18'8" x 13'1", 68'10" (5.69 x 4.21)

ON THE FIRST FLOOR

Landing

Master Bedroom

10'3" x 13'6" (3.13 x 4.12)

En-Suite

6'9" x 4'1" (2.08 x 1.27)

Bedroom Two

9'3" x 11'0" (2.82 x 3.36)

Bedroom Three

8'7" x 7'1" (2.62 x 2.17)

Bedroom Four

7'9" x 6'6" (2.38 x 1.99)

Bathroom

5'3" x 6'5" (1.61 x 1.98)



ON THE OUTSIDE

Front Garden

Rear Garden

Driveway

Garage

11'0" x 19'0" (3.37 x 5.8)

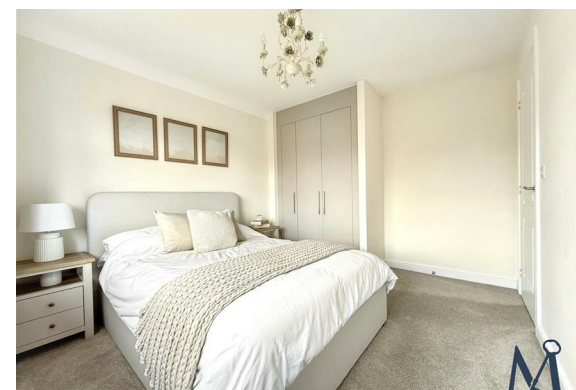


Key Features

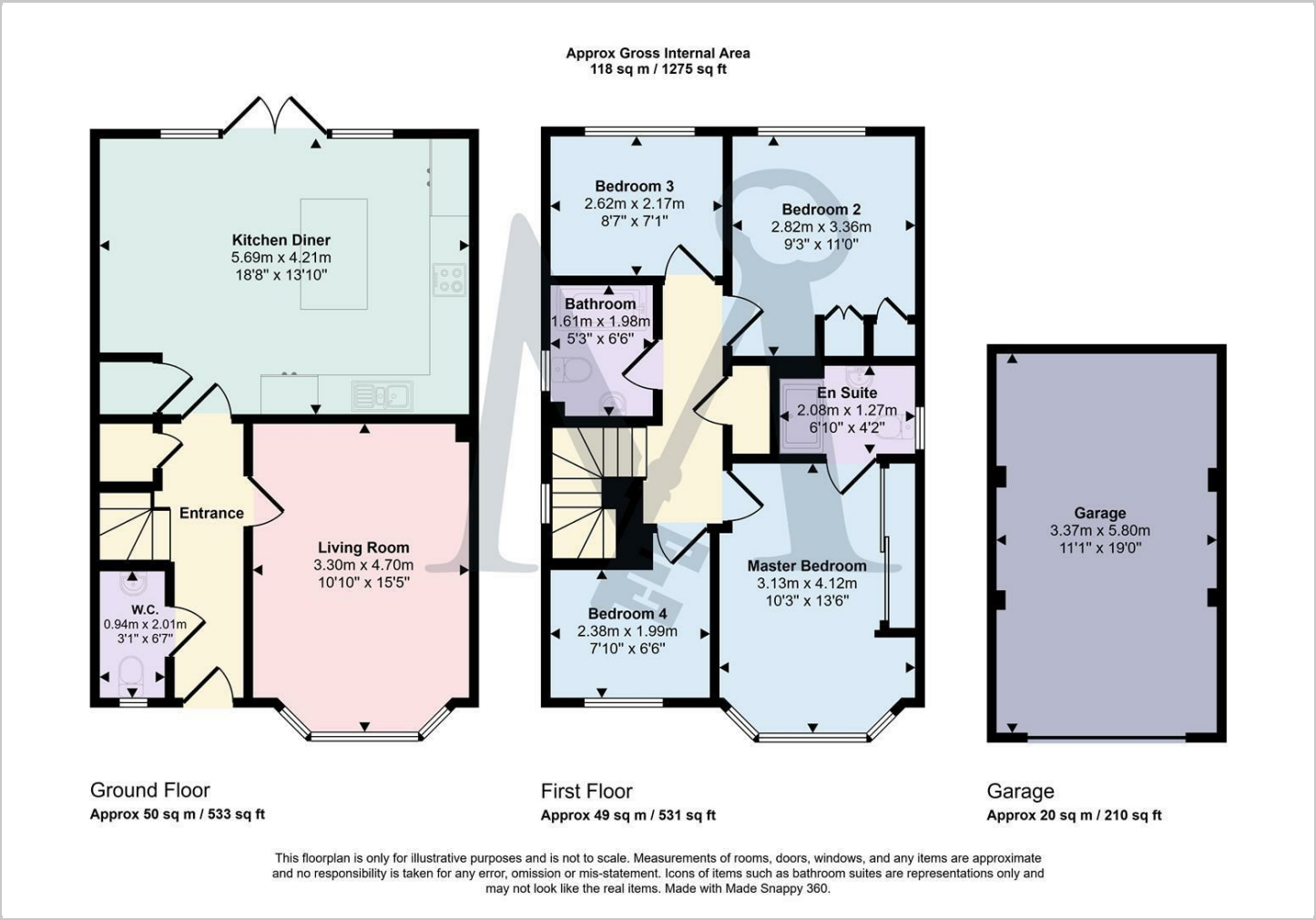
- Beautifully Presented Detached Home
- Stylish Ensuite To Master Bedroom
- Bay Fronted Living Room
- Bespoke Fitted Media Wall
- Overlooking Neighbouring Green
- Four Well Proportioned Bedrooms
- Stunning Fitted Kitchen Diner
- Bay Front Master Bedroom
- Good Sized Enclosed Rear Garden
- Virtual Property Tour Available







Floor Plans



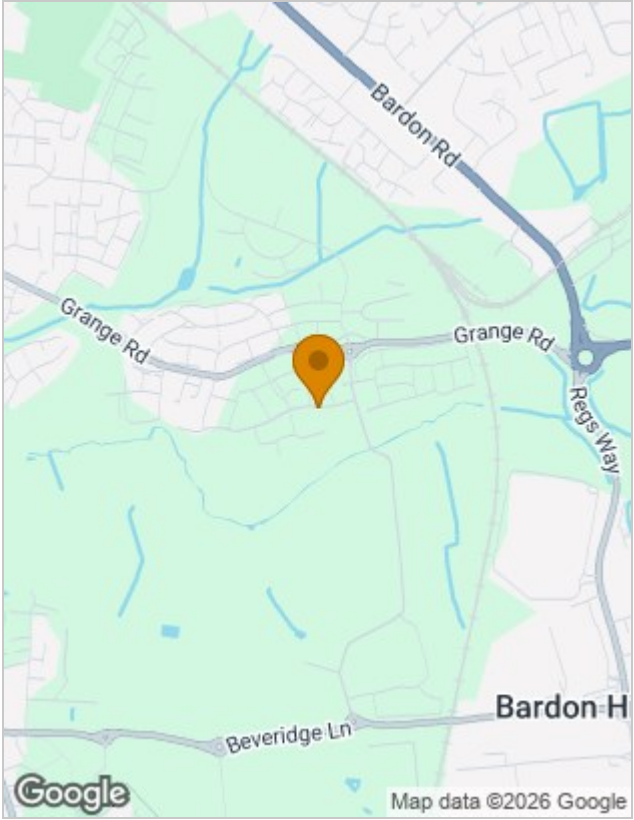
Viewing

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.

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Location Map



Energy Performance Graph

