



231 Hall Lane
Whitwick, Coalville, LE67 5PG

£250,000

 4

 2

 2

 E

Brief Description

This semi-detached house presents an **EXCELLENT OPPORTUNITY** for those seeking a spacious family home with **POTENTIAL** for modernisation. Located on Hall Lane in the popular village of Whitwick and **BOASTING** four well-proportioned bedrooms & two bath/shower rooms, this property is ideal for families of all sizes.

This property has been **EXTENDED** multiple times over the years, resulting in a spacious layout that offers great scope for improvement. While it requires modernisation throughout, there is a unique opportunity for buyers to tailor the home to their personal tastes.

Upon entering, you are greeted by a generous entrance porch that leads into a welcoming hall adorned with **OAK FLOORING**. The living room, featuring a bay window, is enhanced by a traditional fireplace with a gas fire, complemented by elegant dado rails and ceiling coving. A versatile **STUDY** offers additional space for work or leisure, while a convenient ground floor WC adds to the practicality of the layout.

The heart of the home is the **KITCHEN DINER**, featuring a range of wall and base units, a composite sink and drainer unit, and an additional corner sink. The kitchen is well-equipped with a range master double oven and grill, and has wood and tile flooring. Adjacent is the **UTILITY ROOM**, complete with a stable door leading to the rear garden, tile flooring, and space for a washing machine and dryer, along with additional appliances.

Upstairs, the property boasts **FOUR SPACIOUS BEDROOMS**, perfect for family living. A well-appointed three-piece **FAMILY BATHROOM** and a separate shower room ensure that morning routines run smoothly.

Externally, the **ESTABLISHED REAR GARDEN** offers a delightful mix of paved areas, pathways, and patios, all set within a lush lawn and bordered by mature trees and planted borders. The front garden features pea gravel and additional planting, while the tarmac driveway provides **AMPLE OFF-ROAD PARKING** for up to four vehicles, leading to a **SINGLE GARAGE** equipped with light and power





ON THE GROUND FLOOR

Entrance Porch

Entrance Hall

Ground Floor WC

Living Room

13'5" x 11'9" (4.09m x 3.58m)

Study

12'5" x 6'4" (3.78m x 1.93m)

Kitchen/Diner

20'11" x 8'9" (6.38m x 2.67m)

Utility/Boot Room

10'4" x 8'6" (3.15m x 2.59m)

ON THE FIRST FLOOR

Landing

Bedroom 1

13'3" x 9'3" (4.04m x 2.82m)

Bedroom 2

11'9" x 10'4" (3.58m x 3.15m)

Bedroom 3

9'4" x 11'4" (2.84m x 3.45m)

Bedroom 4

8'1" x 7'9" (2.46m x 2.36m)

Shower Room

Family Bathroom

Store Cupboard

ON THE OUTSIDE

Front Garden

Rear Garden

Driveway

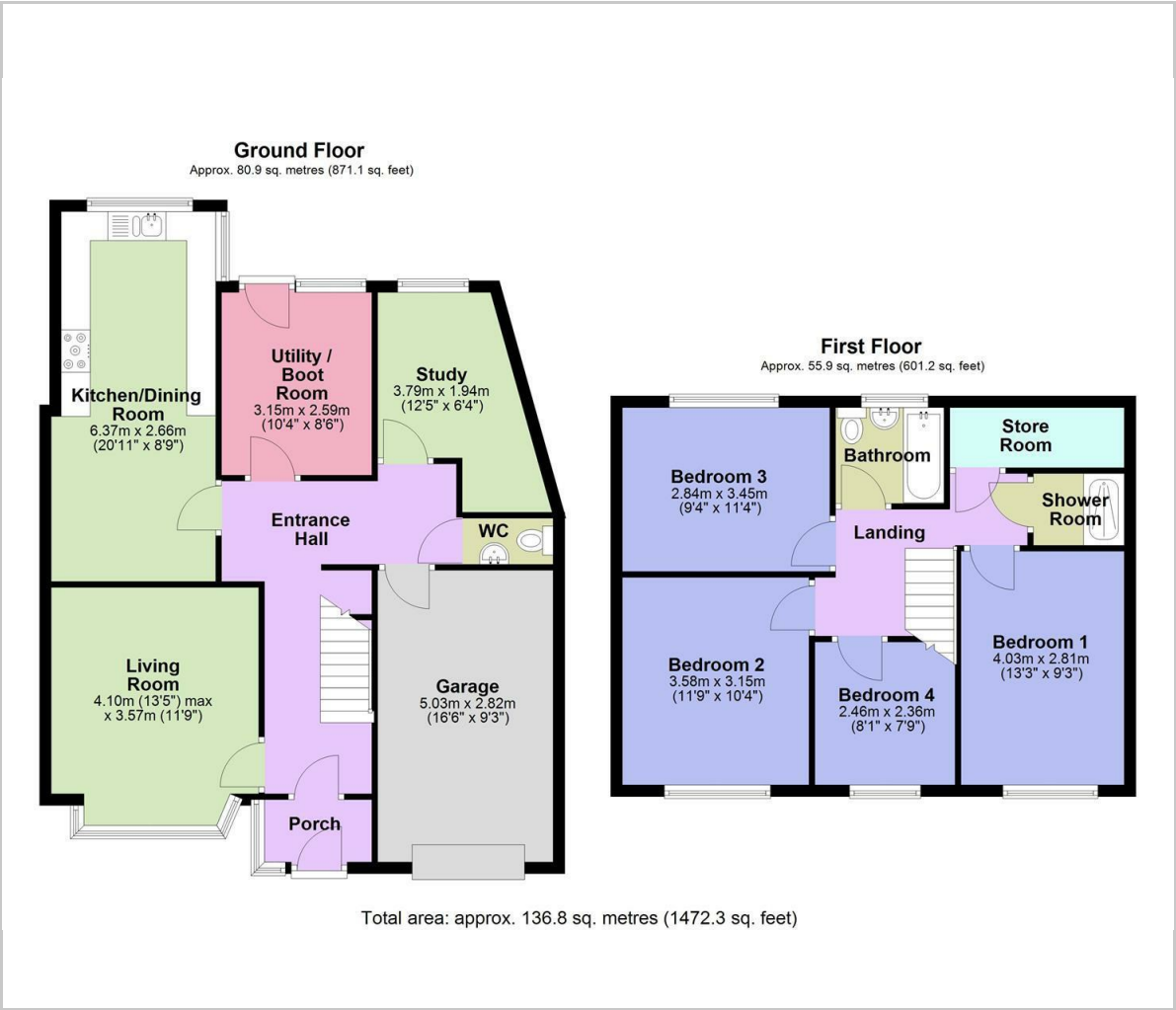
Single Garage

16'6" x 9'3" (5.03m x 2.82m)





Floor Plan



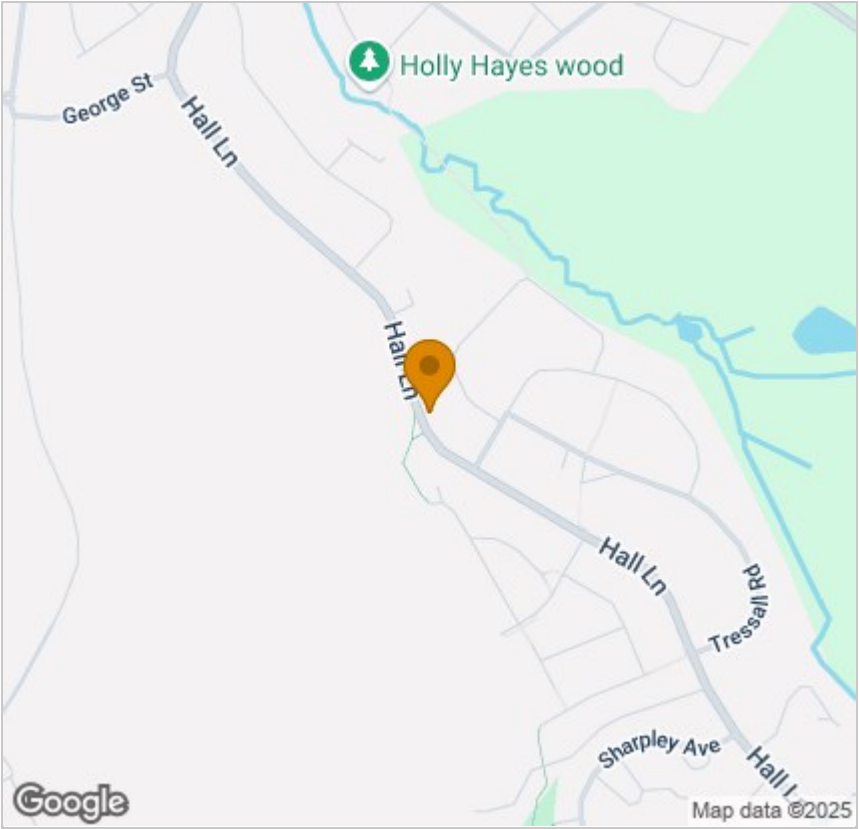
Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2-4 North Street, Whitwick, Coalville, Leicestershire, LE67 5HA
Tel: 01530 682886 Email: sales@maynardestates.co.uk maynardestates.co.uk

Area Map



Energy Efficiency Graph

