

131 Talbot Street  
Whitwick, Coalville, LE67 5AX

£290,000





## Brief Description

Spring Cottage is nestled on Talbot Street in the popular village of Whitwick, this nearly new detached house offers a DELIGHTFUL BLEND OF MODERN LIVING AND PICTURESQUE COUNTRYSIDE VIEWS. Spanning an impressive 969 square feet, this well-presented property features three spacious bedrooms and two reception rooms, making it an IDEAL FAMILY HOME.

Upon entering, you are greeted by a welcoming entrance hall that leads to a CONVENIENT GROUND FLOOR WC. The heart of the home is the CONTEMPORARY KITCHEN, which boasts a range of sleek white gloss units and integrated appliances, including a fridge/freezer, dishwasher, washing machine, oven and grill. The adjacent dining room, with its stylish laminate flooring, provides an inviting space for family meals. The SPACIOUS LOUNGE, enhanced by BIFOLD DOORS, opening onto the rear garden, allowing you to enjoy the STUNNING VIEWS OF THE NEIGHBOURING FARMLAND.

Upstairs, the master bedroom is a true retreat with vaulted ceiling, featuring an en-suite shower room and FRENCH DOORS THAT LEAD TO A JULIET BALCONY, perfect for soaking in the serene landscape. The two additional double bedrooms are well-appointed, each benefiting from fitted Venetian blinds, high ceilings and ceiling spotlights. The MODERN FAMILY BATHROOM is elegantly designed with a three-piece suite, including a panel bath with a mains shower, ensuring comfort and convenience.

Externally, the SOUTH-WEST FACING REAR GARDEN is a sun-drenched haven, primarily laid to lawn with a large patio area, ideal for outdoor entertaining. The garden is enclosed for privacy and features steps leading down to a concrete hardstanding drive area that provides OFF-ROAD PARKING FOR MULTIPLE VEHICLES.

This UNIQUE PROPERTY combines modern amenities with the tranquillity of rural living, making it a perfect choice for those seeking a peaceful yet convenient lifestyle. Don't miss the opportunity to make this beautiful house your home.







## ON THE FIRST FLOOR

Entrance Hall

Kitchen

7'9" x 12'0" (2.36m x 3.66m)

Dining Room

8'8" x 9'5" (2.64m x 2.87m)

Ground Floor WC

Living Room

12'9" x 12'4" (3.89m x 3.76m)

## ON THE FIRST FLOOR

Landing

Master Bedroom

13'0" x 8'8" (3.96m x 2.64m)

En-Suite

7'9" x 3'3" (2.36m x 0.99m)

Bedroom 2

10'9" x 9'5" (3.28m x 2.87m)

Bedroom 3

9'2" x 9'5" (2.79m x 2.87m)

Bathroom

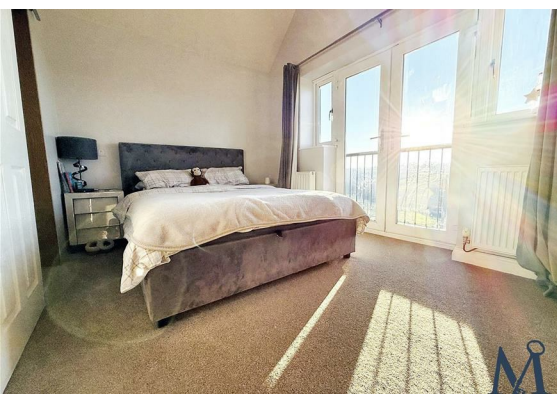
7'6" x 5'10" (2.29m x 1.78m)

## ON THE OUTSIDE

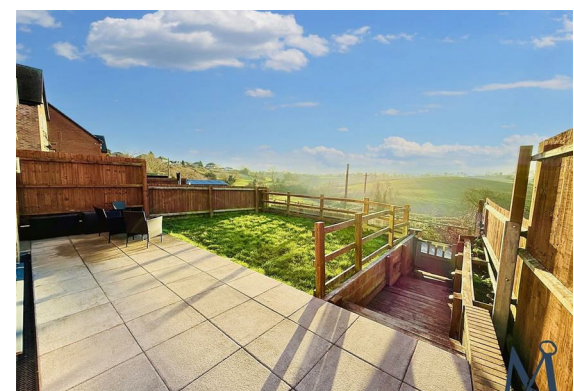
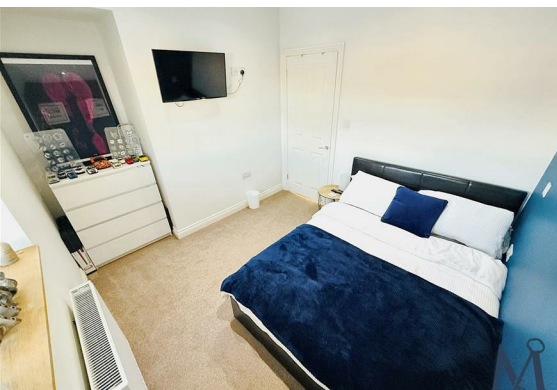
Rear Garden

Front Yard

Off-Road Parking

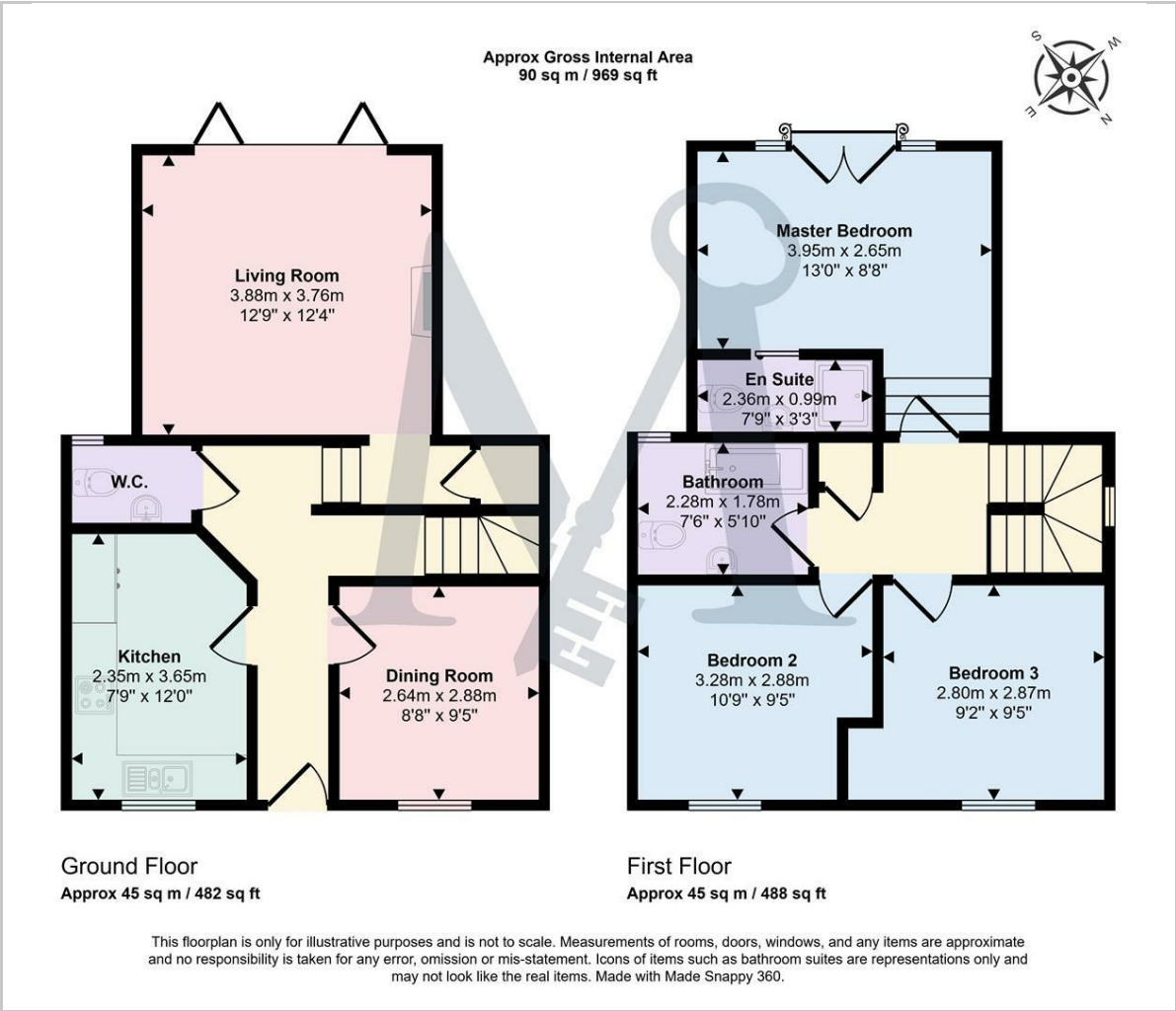








Floor Plan



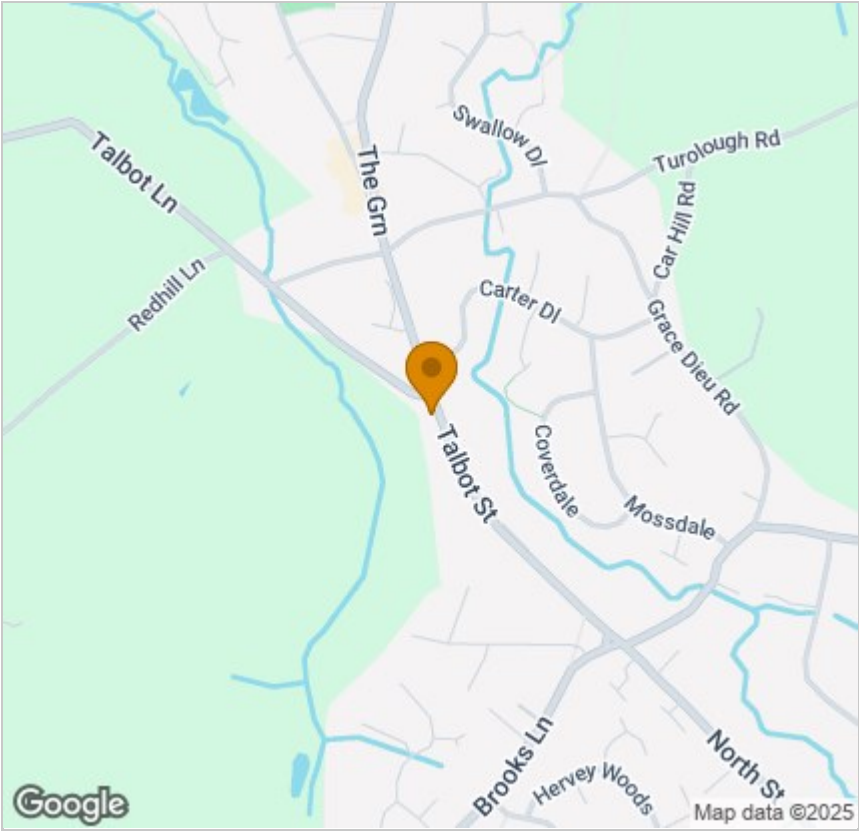
Viewing

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

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Area Map



Energy Efficiency Graph

