



31 Broom Leys Road, Coalville, LE67 4DD

£400,000





# Brief Description

Located close to the heart of Coalville, this **SPLENDID** four-bedroom detached family home on Broom Leys Road offers a perfect blend of period charm and modern convenience. As you step through the composite front door, you are welcomed into an **INVITING** entrance hall adorned with a picture rail and stylish timber effect LVT Amtico flooring. The ground floor also features a convenient WC and ample under-stairs storage.

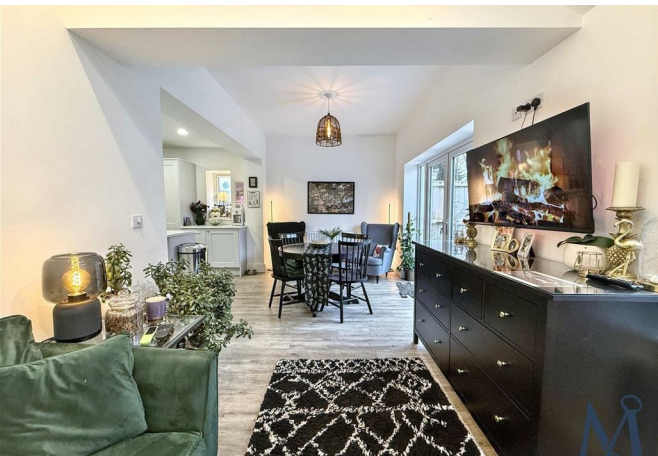
The **LIVING ROOM** is a delightful space, boasting a bay window with elegant plantation shutters, a ceiling rose, and a picture rail that adds to its character. Beneath the carpet lies **ORIGINAL** parquet flooring, a testament to the home's rich history.

The heart of the home is undoubtedly the **IMPRESSIVE** breakfast kitchen, fitted with a contemporary Howdens kitchen that includes a modern array of wall and base units topped with **QUARTZ** work surfaces. Culinary enthusiasts will appreciate the five-ring induction hob, integrated double oven and grill, fridge/freezer, wine cooler, and dishwasher, all seamlessly integrated into the breakfast island. The adjoining **DINING AREA**/living nook features French doors that open onto the private rear garden, creating a perfect space for entertaining or family gatherings. The part-vaulted ceiling and timber-framed Velux skylight flood the area with natural light.

Upstairs, the first floor landing leads to four **GENEROUSLY SIZED** bedrooms, including a master suite with a stylish en-suite. The **FAMILY BATHROOM** is well-appointed with a P-shaped bath, wall-mounted mixer shower, WC, and a stylish vanity wash hand basin, all complemented by modern fixtures.

Outside, the property boasts a **LARGE PRIVATE REAR GARDEN** with a sunny aspect, featuring a paved patio area, a well-maintained lawn, and a composite shed for storage. The block-paved **DRIVEWAY** at the front provides off-road parking for multiple vehicles, surrounded by tasteful stone shingling and box hedging. Additionally, the home is equipped with **CCTV** for added security.

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## ON THE GROUND FLOOR

Entrance Hall	
Ground Floor WC	8'0" x 3'1" (2.44m x 0.94m)
Living Room	13'1" x 13'7" (3.99m x 4.14m)
Kitchen	11'7" x 13'1" (3.53m x 3.99m)
Dining / Living Area	20'1" x 8'7" (6.12m x 2.62m)
Utility Room	7'11" x 5'2" (2.41m x 1.57m)
Family Bathroom	5'11" x 6'6" (1.80m x 1.98m)

## ON THE FIRST FLOOR

Landing	
Master Bedroom	12'3" x 11'9" (3.73m x 3.58m)
En Suite	6'0" x 6'3" (1.83m x 1.91m)



Bedroom Two	12'10" x 13'6" (3.91m x 4.11m)
Bedroom Three	10'7" x 8'11" (3.23m x 2.72m)
Bedroom Four	6'9" x 6'9" (2.06m x 2.06m)
ON THE OUTSIDE	
Driveway Parking	
Rear Garden	



## Key Features

- Beautifully Prestend Family Home
- Spacious Bay Fronted Living Room
- Four Well Proportioned Bedrooms
- Modern Family Bathroom
- Substantial Rear Garden Plot
- Open Plan Living Kitchen Diner
- Ground Floor WC & Separate Utility Room
- Stylish En-Suite To Master
- Large Driveway Parking
- Virtual Property Tour Available











CLEAN  
YOUR  
MOUTH  
BONES

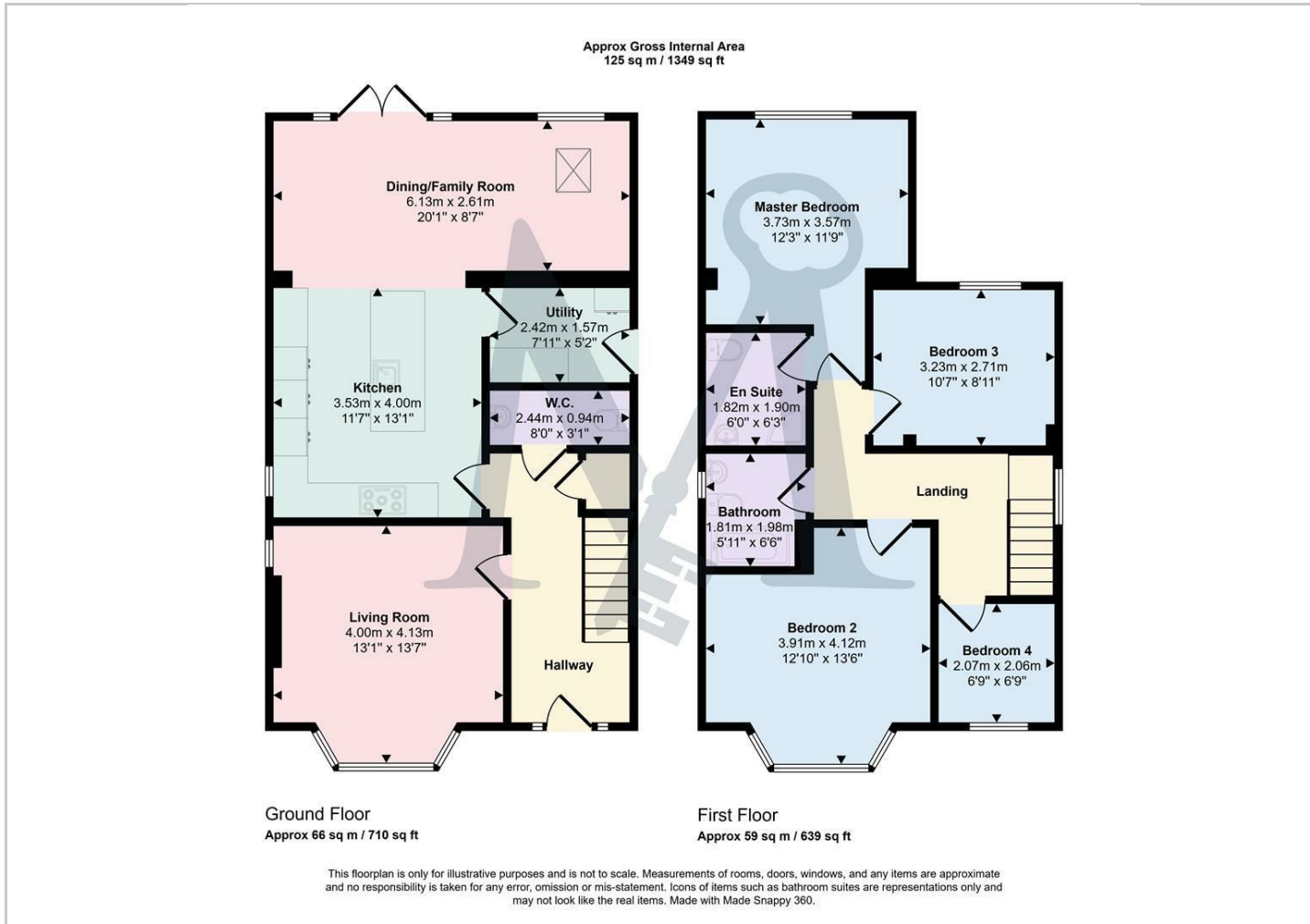




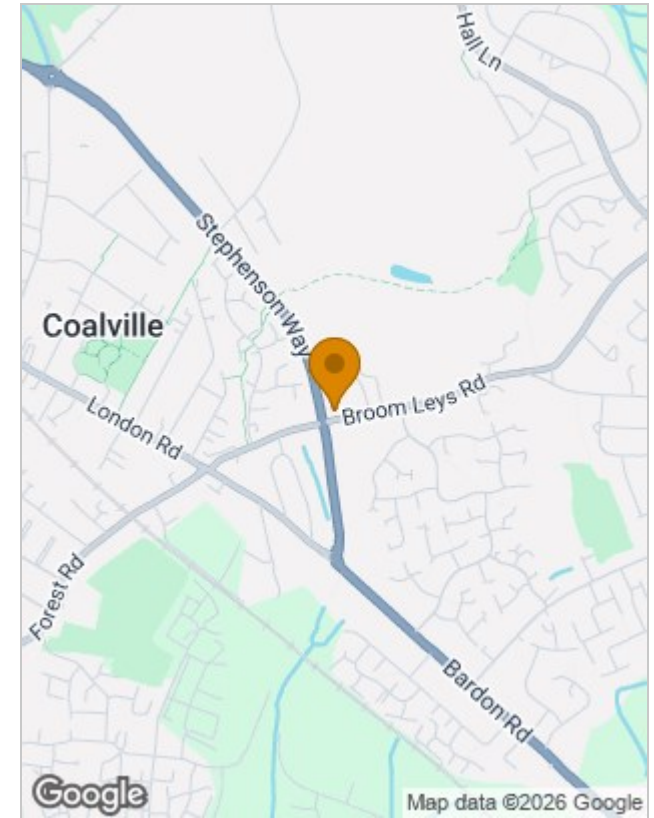




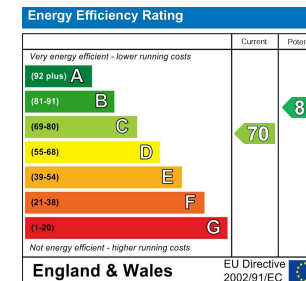
## Floor Plans



## 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.

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