



MAYNARD  
ESTATES



## 60 Margaret Street, Coalville, LE67 3LW

£895 Per month

Attention all professional long term tenants who require a place to call home.

Welcome to this charming house which has RECENTLY UNDERGONE A FULL RENOVATION and is now ready to welcome its new occupants. Boasting TWO DOUBLE BEDROOMS, PLUS A LOFT ROOM,

As you step inside, you'll be greeted by an abundance of natural light that fills the rooms, making the house feel warm and inviting. The living room features a beautiful FIREPLACE WITH A WOOD-BURNING STOVE, creating a cozy atmosphere perfect for those chilly winter nights. The LVT wood grain effect flooring adds a touch of elegance to the space throughout the ground floor. With two spacious reception rooms, there is plenty of space for entertaining guests or simply relaxing with your loved ones. The LIVING ROOM features a BUILT-IN MEDIA WALL and shelving, adding a touch of modern elegance to the space. The DINING ROOM offers BUILT-IN STORAGE, ensuring you can keep your home clutter-free.

The kitchen is a true highlight of this home, boasting a range of STYLISH MODERN UNITS with a marble-style worktop and a composite sink with feature plinth LED lighting. The INTEGRATED APPLIANCES, including an oven with four ring hob and extractor, fridge freezer, washing machine, and dishwasher, make cooking and cleaning a breeze.

ON THE GROUND FLOOR

Dining Room 12'3" x 11'0" (3.73m x 3.35m)



Living Room 12'4" x 15'5" (3.76m x 4.70m)



Kitchen 5'10" x 13'6" (1.78m x 4.11m)



ON THE FIRST FLOOR

Landing

Bedroom One 13'8" x 11'3" (4.17m x 3.43m)



Bedroom Two 10'7" x 12'0" (3.23m x 3.66m)



Family Bathroom 5'11" x 10'0" (1.80m x 3.05m)



ON THE SECOND FLOOR

Loft Room 12'10" x 13'0" (3.91m x 3.96m)



ON THE OUTSIDE

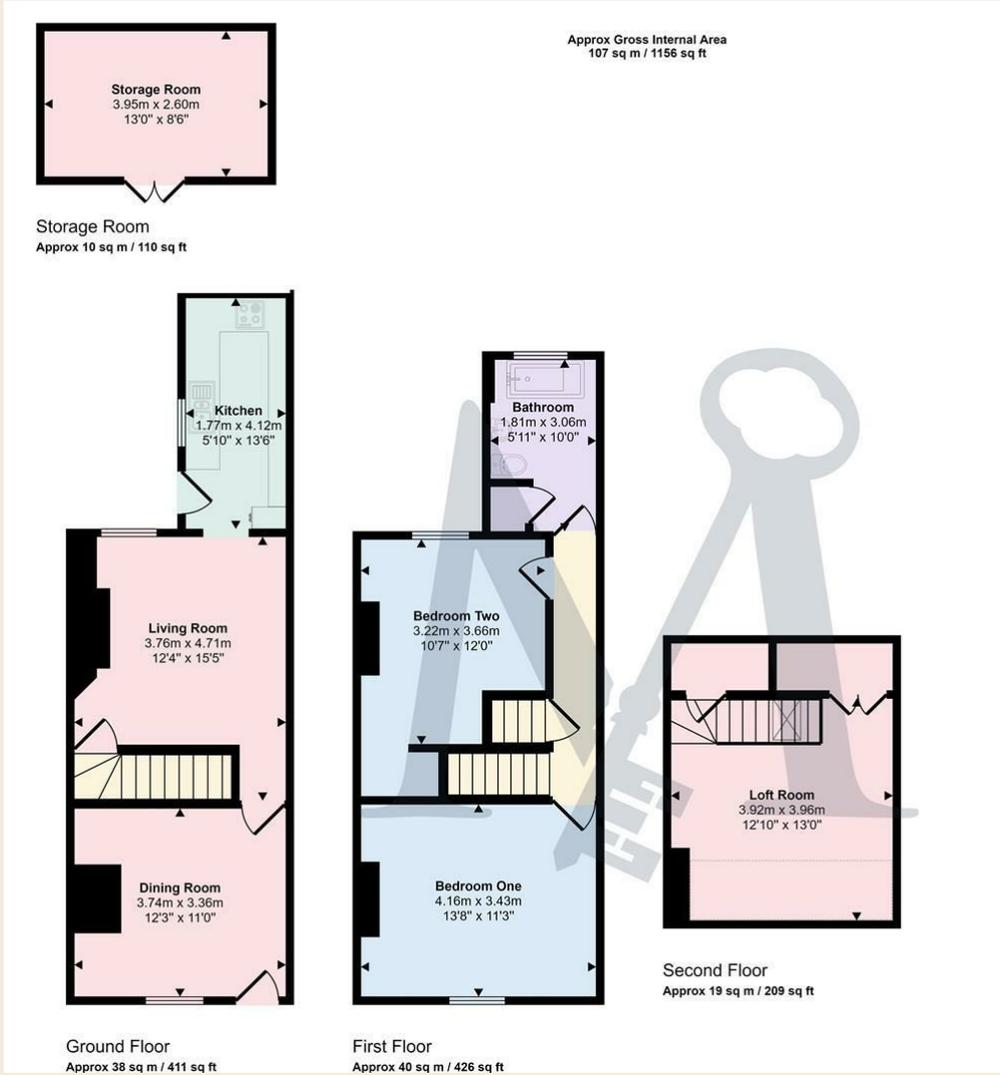
Rear Garden



Storage Room / Garden Room



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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