MAYNARD ESTATES

79 Hermitage Road

Whitwick, Coalville, LE67 5EJ

£280,000

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Brief Description

Placed on Hermitage Road in the popular village of Whitwick, this DELIGHTFUL 1930s bay fronted semi-detached house is a true gem. Having undergone significant improvements, the property BEAUTIFULLY MARRIES modern comforts with its original character and charm, making it an ideal family home.

Upon entering, you are greeted by a welcoming porch that leads to an entrance hall featuring ELEGANT tiled flooring and convenient under stair storage. The SPACIOUS LIVING ROOM boasts a bay fronted window, EXQUISITE parquet flooring, and a striking feature fireplace with a multi-fuel burning stove. The room is further enhanced by a picture rail, ceiling coving, and an archway that seamlessly connects to the open plan dining area, where natural light floods in through French doors that open onto the EXPANSIVE rear garden.

The KITCHEN is a standout feature, showcasing a range of modern country-style units complemented by a stone worktop. It is equipped with a free-standing range master double oven and grill, a large Belfast sink, and integrated appliances including a washing machine, dishwasher, and fridge/freezer. Dual aspect windows and a stable door provide easy access to the garden, while a convenient ground floor WC adds to the practicality of the space.

Upstairs, the property offers two GENEROUS double bedrooms and a single bedroom, which could serve as a home office if desired. The FAMILY BATHROOM is well-appointed with a three-piece white suite, including a 'P' shaped bath with an overhead shower, a WC, and a hand basin, all finished with stylish vinyl tile effect flooring and modern ceiling spotlights.

The EXTERIOR features a large gravel driveway for multiple vehicles, alongside a well-maintained front garden with mature trees. The REAR GARDEN is a true highlight, SOUTH-EASTERLY FACING and generously sized, it includes a STUNNING PORCELAIN paved patio, multiple lawned areas, planted borders, and even a small holding area currently home to chickens and geese.

ON THE FIRST FLOOR

Entrance Porch

Entrance Hall

Living Room
11'10" x 12'9" (3.61m x 3.89m)

Dining Area
11'8" x 12'0" (3.56m x 3.66m)

Kitchen
6'6" x 12'9" (1.98m x 3.89m)

Ground Floor WC

ON THE FIRST FLOOR

Landing

Bedroom 1
11'0" x 13'1" (3.35m x 3.99m)

Bedroom 2
12'0" x 12'1" (3.66m x 3.68m)

Bedroom 3
7'5" x 6'10" (2.26m x 2.08m)

Bathroom
6'6" x 6'6" (1.98m x 1.98m)

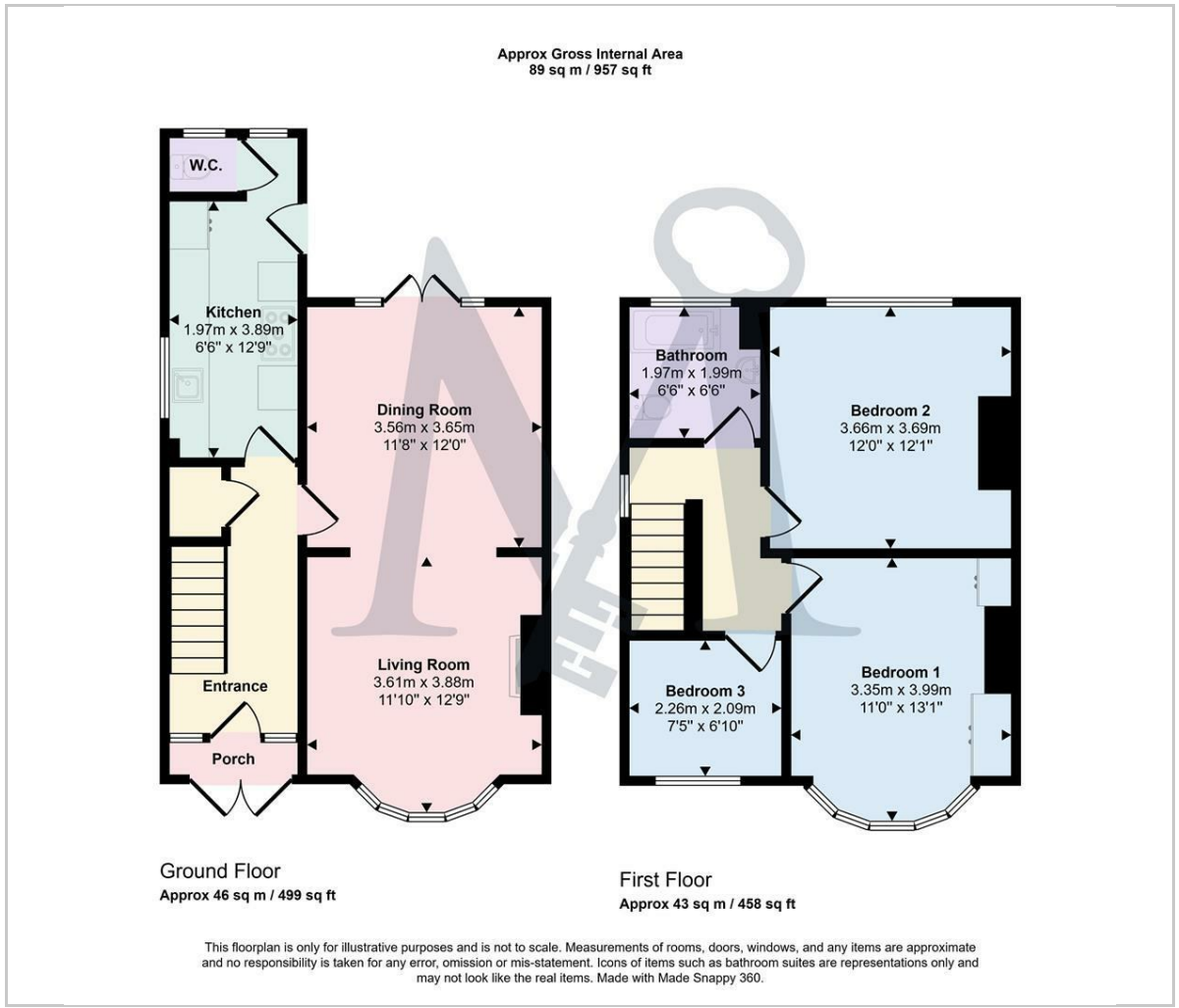
ON THE OUTSIDE

Front Garden

Rear Garden

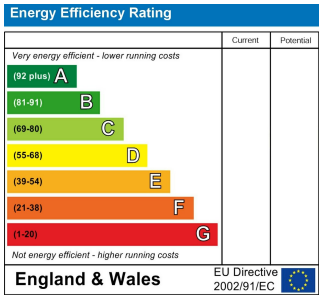
Driveway

Floor Plan



Area Map

Energy Efficiency 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.

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