



192 Ashburton Road, Coalville, LE67 2HD

£240,000





Brief Description

This charming end-terrace home on Ashburton Road, in the popular village of Hugglescote, presents a delightful opportunity for those seeking a **UNIQUE AND STYLISH** home. With two double garages and two **GENEROUSLY SIZED** bedrooms, this property is perfect for both families and professionals alike.

Upon entering, you are greeted by a **VERSATILE** front sitting room, featuring a lovely bow window that allows natural light to flood the space. This room also boasts a built-in cupboard and convenient understairs storage, making it both practical and inviting space to relax.

At the rear of the property, you will find a **STUNNING** open plan living kitchen diner, designed for modern living and **ENTERTAINING**. The vaulted ceiling and bifold doors create an airy atmosphere, seamlessly connecting the indoors with the outdoor space. This beautifully presented area includes an electric wall-mounted **FIREPLACE**, a central island breakfast bar, **QUARTZ** worktops, and integrated appliances, all enhanced by a stylish mosaic tile splashback. A lobby area provides access to a cloak cupboard and a **UTILITY/WC**, adding to the functionality of the home.

Upstairs, the two **LARGE** double bedrooms are a true highlight, each featuring tall ceilings and **AIR CONDITIONING** units for comfort. Bedroom two is particularly charming, with a **PERIOD FIREPLACE** adding character. The **LUXURIOUS** four-piece bathroom is a sanctuary in itself, complete with a large bath, separate shower unit, WC, handbasin, aqua panelling, and ceiling spotlights.

Outside, the property offers a large gravelled area behind **ELECTRIC GATES**, ensuring secure parking. The rear garden is a private retreat, featuring raised sleeper planted areas, lawned sections, and garden sheds, all within an enclosed fence boundary. Additionally, the presence of two double garages is a **RARE** and valuable bonus, providing ample storage or **WORKSHOP SPACE**.

This property is a true gem, combining modern amenities with unique features, fully alarmed and **NO UPWARD CHAIN**

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ON THE GROUND FLOOR

Sitting Room	12'0" x 11'11" (3.66m x 3.63m)
Inner Hall	
Living Area	12'5" x 12'8" (3.78m x 3.86m)
Kitchen Dining Area	10'5" x 18'4" (3.18m x 5.59m)
Rear Lobby	
Utility/WC	5'11" x 6'5" (1.80m x 1.96m)

ON THE FIRST FLOOR

Landing	
Bedroom 1	15'5" x 11'11" (4.70m x 3.63m)
Bedroom 2	12'6" x 12'1" (3.81m x 3.68m)
Family Bathroom	6'7" x 9'4" (2.01m x 2.84m)



ON THE OUTSIDE

Front Garden

Rear Garden

Substantial Off-Road Parking

Garage 1	20'2" x 25'2" (6.15m x 7.67m)
Garage 2	17'8" x 17'1" (5.38m x 5.21m)

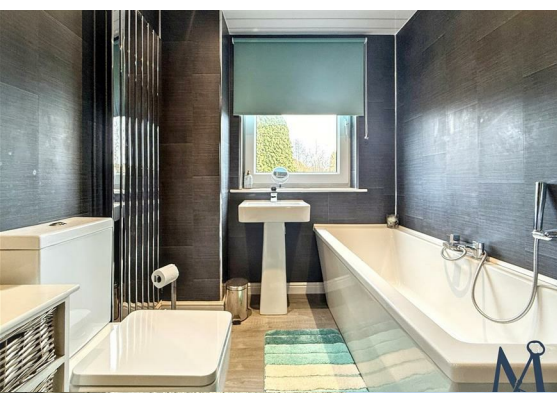
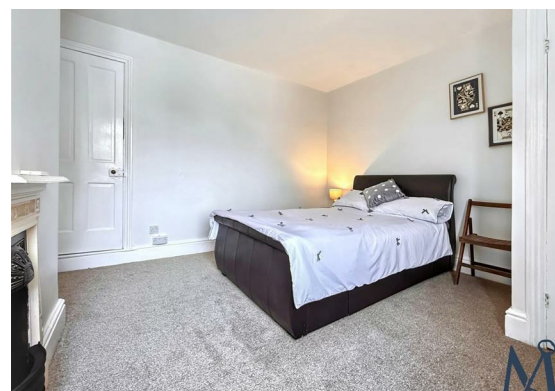


Key Features

- Two Double Bedrooms
- Two Large Double Garages
- Separate Front Living Room
- Gardens To The Rear
- Ground Floor WC/Utility
- Four Piece Family Bathroom
- Stunning Open Plan Accomodation
- Secure Parking For Several Vehicles
- No Upward Chain
- Virtual Property Tour Available

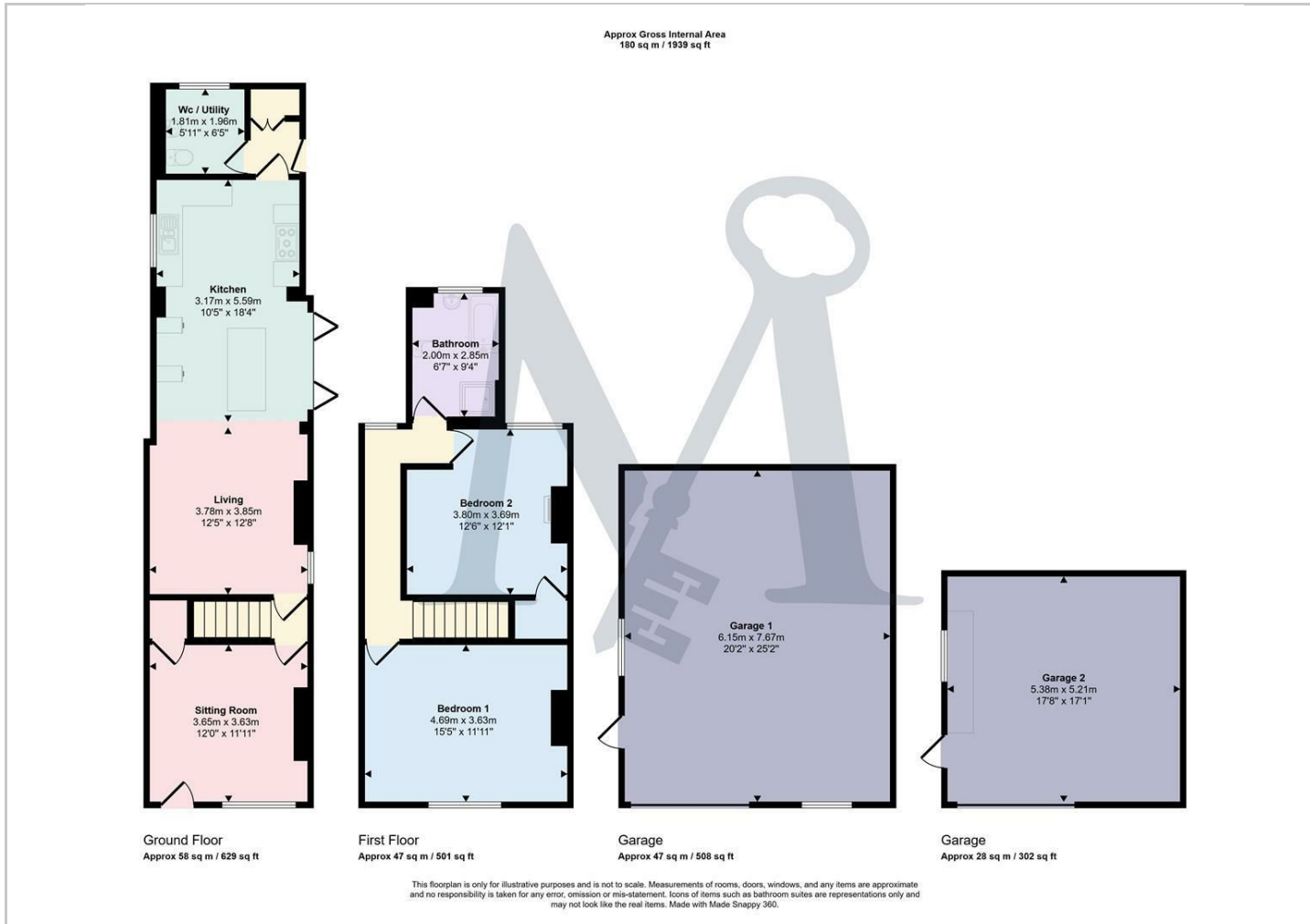




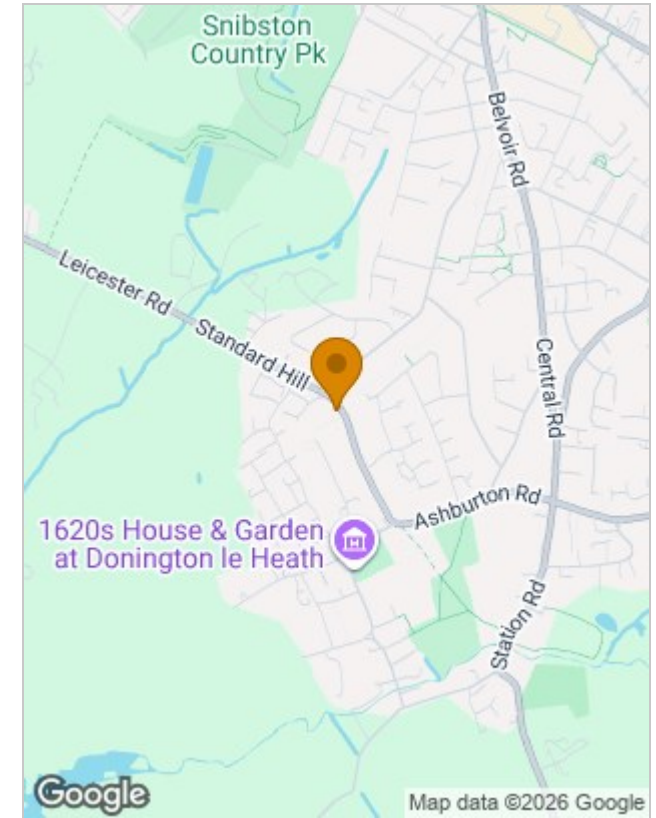




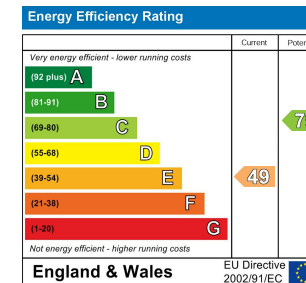
Floor Plans



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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