



MAYNARD  
ESTATES



## 6 School Lane, Coalville, LE67 8PF

£1,150 Per month

A stunning fully refurbished two double bedroom semi-detached house in the lovely village of Newbold Coleorton.

The property has been renovated to the highest of standards and available for a long term let. You will struggle to find a better presented rental property.

An entrance hall gives access to the home with a ground floor wc, a spacious bay fronted living room with oak flooring providing the ideal living accommodation. A modern breakfast kitchen which is brand new offers a range of units and breakfast bar, with an integrated oven and grill along with space and plumbing for a washing machine, slim-line dishwasher and fridge freezer.

The first floor provides two double bedrooms, one of which benefits from fitted wardrobes. A wonderful four-piece family bathroom concludes the internal accommodation, complete with bath, separate double shower, wc and hand basin.

Externally the property benefits from front, side and rear gardens along with ample on street parking nearby.

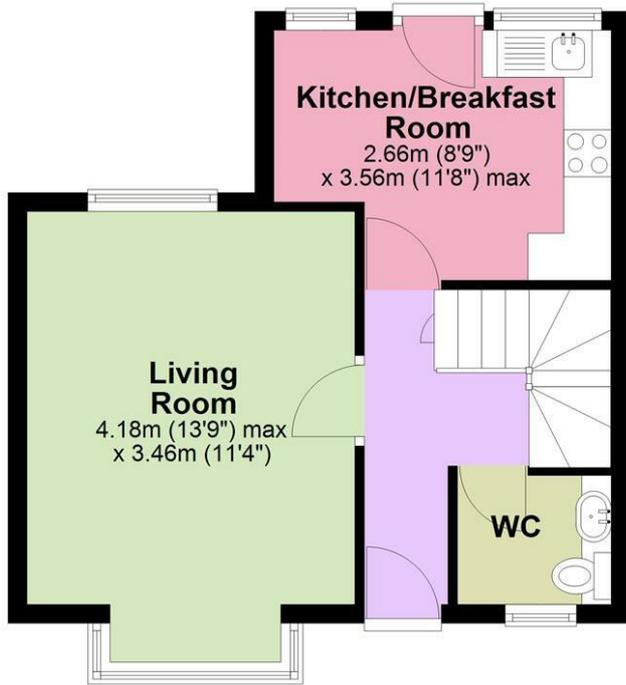
The property is located in the village of Newbold Coleorton within easy access of the Cross Keys public house, fantastic walks and countryside. The property is well situated for access to Asby-De-La-Zouch, Coalville and major road links that include the M1 & M42 Motorways.



## Floor Plan

### Ground Floor

Approx. 33.1 sq. metres (356.8 sq. feet)



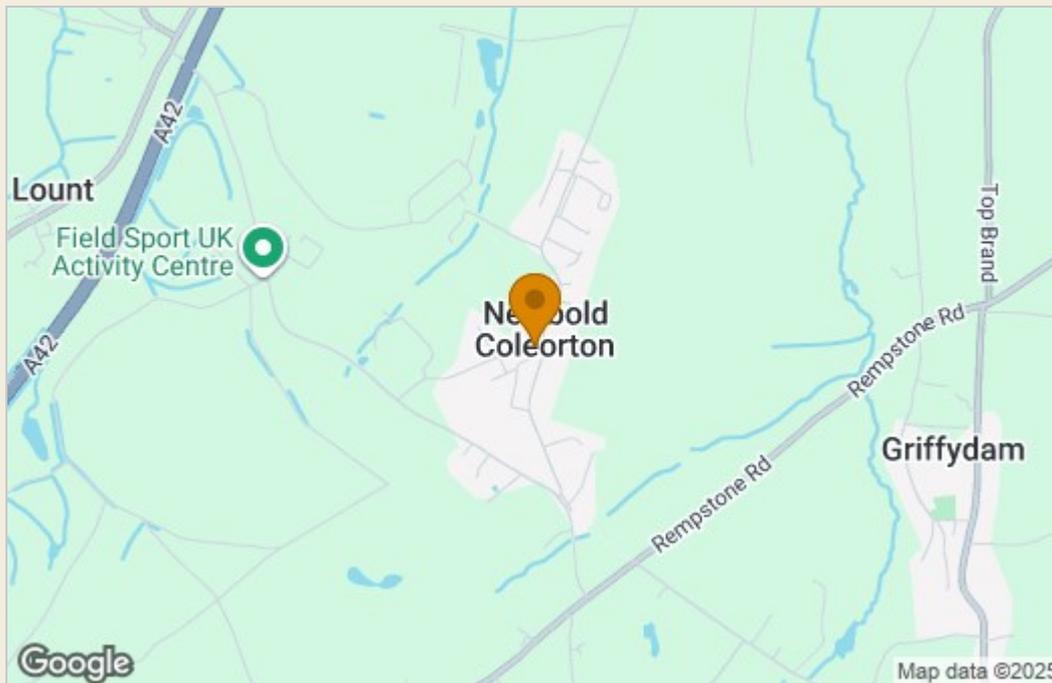
### First Floor

Approx. 30.6 sq. metres (329.2 sq. feet)

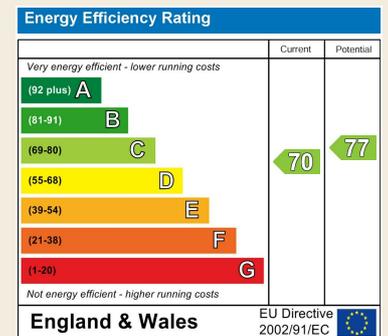


Total area: approx. 63.7 sq. metres (686.0 sq. feet)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.