



31 Bakewell Street  
Coalville, LE67 3BB

£190,000



## Brief Description

BEAUTIFULLY PRESENTED and full of character, this charming THREE-BEDROOM MID-TERRACE HOME in Coalville, Leicestershire offers spacious accommodation with a blend of modern style and traditional features.

Upon entering, the welcoming ENTRANCE HALL showcases FEATURE PERIOD TILED FLOORING, setting the tone for the tasteful and traditional décor throughout. The OPEN-PLAN LIVING and separate DINING AREA provides a versatile and inviting space, enhanced by a BAY-FRONTED WINDOW flooding the room with natural light and a substantial LOG-BURNING STOVE (available by negotiation) creating a wonderful focal point.

The recently fitted KITCHEN boasts MODERN BLUE-STYLE UNITS, integrated dishwasher and freestanding range style cooker with double oven and a 5 ring gas hob along with exposed brickwork adding to the quality finishes. Complemented by a SEPARATE UTILITY ROOM for added practicality. The FOUR-PIECE family bathroom with underfloor heating is equally impressive, featuring a large bath, separate shower, WC, and hand basin, all finished to a contemporary standard.

Upstairs, there are THREE GENEROUSLY SIZED BEDROOMS, each offering comfortable proportions and plenty of natural light ideal for families, couples, or professionals alike.

Externally, the property benefits from a LARGE REAR GARDEN, thoughtfully arranged with a large paved patio, lawn area, and further area where the current owners keep chickens, perfect for outdoor entertaining, gardening, or hobby use.

This delightful home combines period charm with modern comfort, making it an excellent opportunity for those seeking a stylish, ready-to-move-into property in a popular and convenient edge of Coalville location.





## ON THE GROUND FLOOR

Hallway

Living Room

12'0" x 14'3" (3.66 x 4.36)

Dining Room

12'6" x 13'5" (3.82 x 4.10)

Kitchen

9'9" x 11'10" (2.99 x 3.61)

Utility Room

9'10" x 6'4" (3.01 x 1.95)

Downstairs Bathroom

9'10" x 7'3" (3.01 x 2.23)

## ON THE FIRST FLOOR

Landing

Master Bedroom

17'2" x 11'8" (5.25 x 3.56)

Bedroom 2

10'6" x 12'7" (3.22 x 3.86)

Bedroom 3

10'0" x 11'9" (3.05 x 3.59)

## ON THE OUTSIDE

Front Garden

Rear Garden





## Floor Plan



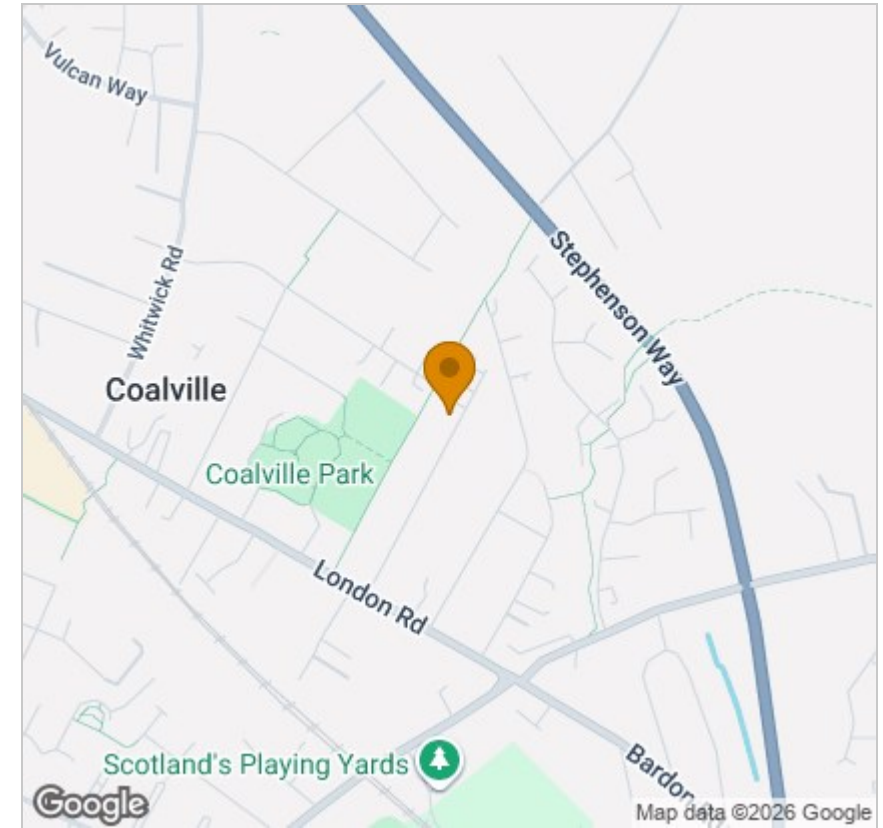
## Viewing

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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## Area Map



## Energy Efficiency Graph

