



2a Bridge Road  
Coalville, LE67 3PW

£210,000

2 1 1



## Brief Description

Nestled on Bridge Road in Coalville, this CHARMING two-bedroom detached bungalow presents an EXCELLENT OPPORTUNITY for those seeking a comfortable home in a CENTRAL LOCATION. With NO UPWARD CHAIN, this property is ready for you to make it your own, offering ample SCOPE FOR IMPROVEMENT.

As you enter through the welcoming porch, you are greeted by a spacious entrance hall. The first bedroom features a DELIGHTFUL BAY WINDOW and a built-in wardrobe, providing both natural light and storage options. The second bedroom also boasts a built-in wardrobe, ensuring practicality for your living needs. The SHOWER ROOM is designed as a wet room, complete with floor drainage for the wall-mounted shower, a vanity hand basin, and a WC, making it a functional space.

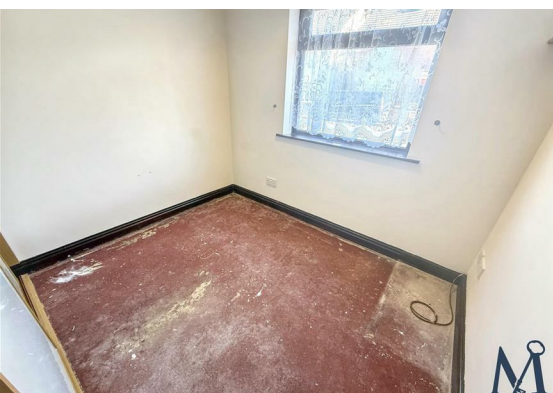
The heart of the home is the WELL-APPOINTED KITCHEN DINER, which includes a range of wall and base units, space for a washing machine, a built-in double oven, a gas hob, and an integrated fridge/freezer. The tiled floor and splashback add a contemporary touch to this inviting space.

The cosy LIVING ROOM overlooks the rear garden and features a gas fire, ceiling coving, and wall-mounted lights, creating a warm atmosphere. This room seamlessly connects to the EXTENDED GARDEN ROOM, perfect for enjoying the views of your outdoor space.

Outside, the REAR GARDEN is designed for EASY MAINTENANCE, predominantly paved with planted borders and raised beds, complemented by a brick-built GARAGE OUTBUILDING WITH REAR ACCESS DOOR. The garden is enclosed within a walled and fenced boundary, ensuring privacy. The front DRIVEWAY is tarmacked, providing off-road parking for multiple vehicles, while the front garden features ATTRACTIVE PLANTED BEDS.

A standout feature of this property is its central location, which affords residents EASY ACCESS to a variety of LOCAL AMENITIES and PUBLIC TRANSPORT. Whether you are in need of shops, cafes, or recreational facilities, everything you require is just a short stroll away.





## ON THE INSIDE

Entrance Porch

Entrance Hall

Bedroom 1  
9'9" x 10'4" (2.97m x 3.15m)

Bedroom 2  
8'9" x 8'8" (2.67m x 2.64m)

Wet Room / Shower Room  
5'3" x 5'8" (1.60m x 1.73m)

Kitchen Diner  
11'6" x 9'5" (3.51m x 2.87m)

Living Room  
11'6" x 11'9" (3.51m x 3.58m)

Garden Room  
8'1" x 5'0" ( 2.46m x 1.52m )

## ON THE OUTSIDE

Rear Garden

Front Garden

Driveway



## 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

