



MAYNARD
ESTATES



34 Blackham Road, Coalville, LE67 2DZ

£295,000





Brief Description

On Blackham Road in the popular village of Hugglescote, this **STYLISH** three-bedroom detached house offers a perfect blend of modern living and **SERENE** surroundings. located off a private driveway, this home has been lovingly maintained and improved by its owners since new and boasts several **TASTEFUL** enhancements.

Upon entering, you are welcomed by an inviting entrance vestibule that leads directly into a **SPACIOUS** kitchen diner. This area is equipped with a range of contemporary wall and base units, complemented by integrated appliances including a fridge freezer, dishwasher, washing machine, and a double oven grill with microwave. The four-ring gas hob, complete with an extraction hood, is perfect for culinary enthusiasts. **NATURAL LIGHT** floods the space through a window to the front and French doors that open onto the **BEAUTIFULLY LANDSCAPED** south-facing garden.

The ground floor also features a convenient WC and a bright living room, enhanced by dual aspect windows and French doors that again provide seamless access to the garden.

Venturing upstairs, the landing offers access to all first-floor rooms, including the master bedroom, which enjoys **PICTURESQUE** **VEIWS** of the green areas, along with stylish wall panelling, and a chic en suite. The second bedroom also benefits from front-facing glazing, while the third bedroom is equally **DELIGHTFUL**. A modern three-piece family bathroom suite completes this level, offering a **STYLISH** and functional space.

The rear garden is a true **HIGHLIGHT**, featuring a combination of large sandstone patios, pathways, and a well-maintained lawn, all framed by planted borders. Steps lead to a raised composite decked patio area beneath a **CHARMING** **PERGOLA**, creating an ideal setting for outdoor entertaining. The property also includes a front area with impressed concrete, providing additional off-road **PARKING**, alongside a tarmac driveway leading to a single garage with a temporary partition for extra storage solution.

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ON THE FIRST FLOOR

Entrance Vestibule	
Kitchen Diner	12'1" x 16'4" (3.68m x 4.98m)
Ground Floor WC	
Living Room	9'11" x 16'2" (3.02m x 4.93m)

ON THE FIRST FLOOR

Landing	
Master Bedroom	10'1" x 11'9" (3.07m x 3.58m)
En Suite	6'10" x 3'9" (2.08m x 1.14m)
Bedroom 2	13'5" x 8'11" (4.09m x 2.72m)
Bedroom 3	8'5" x 10'6" (2.57m x 3.20m)





Family Bathroom

6'8" x 6'6" (2.03m x 1.98m)

ON THE OUTSIDE

Front Garden

Rear Garden

Driveway

Single Garage

Key Features

- Stunning Position Overlooking Green Sapce
- Spacious Dual Aspect Living Room
- Stylish En-Suite To Master Bedroom
- Three Good Sized Bedrooms
- Detached Single Garage
- Beautifully Presented Detached Home
- Modern Fully Fitted Dining Kitchen
- Contemporary Family Bathroom
- Driveway & Additional Parking
- Virtual Property Tour Available



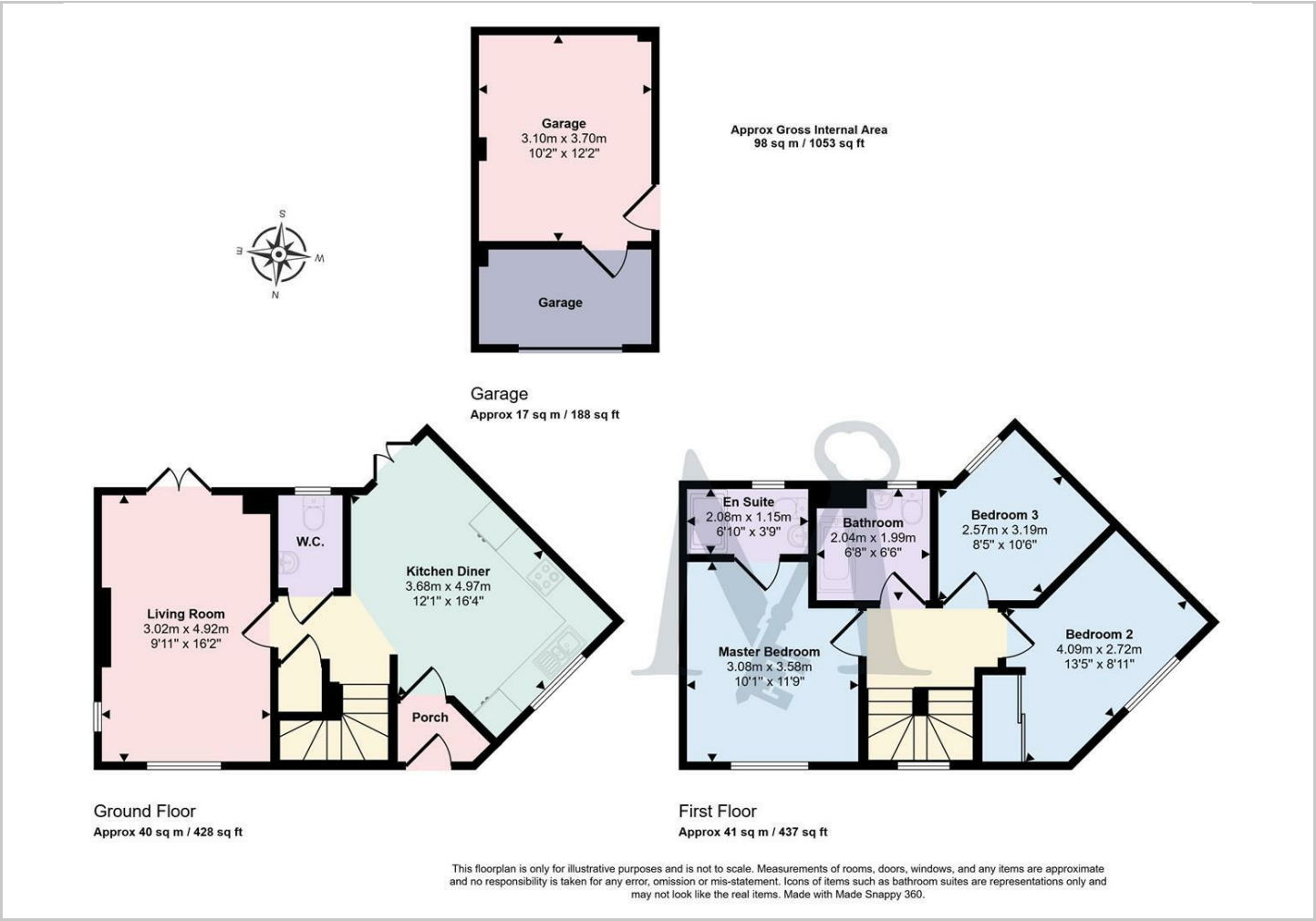








Floor Plans



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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Location Map



Energy Performance Graph

