



45 Meadow Lane  
Coalville, LE67 4DN

£350,000



## Brief Description

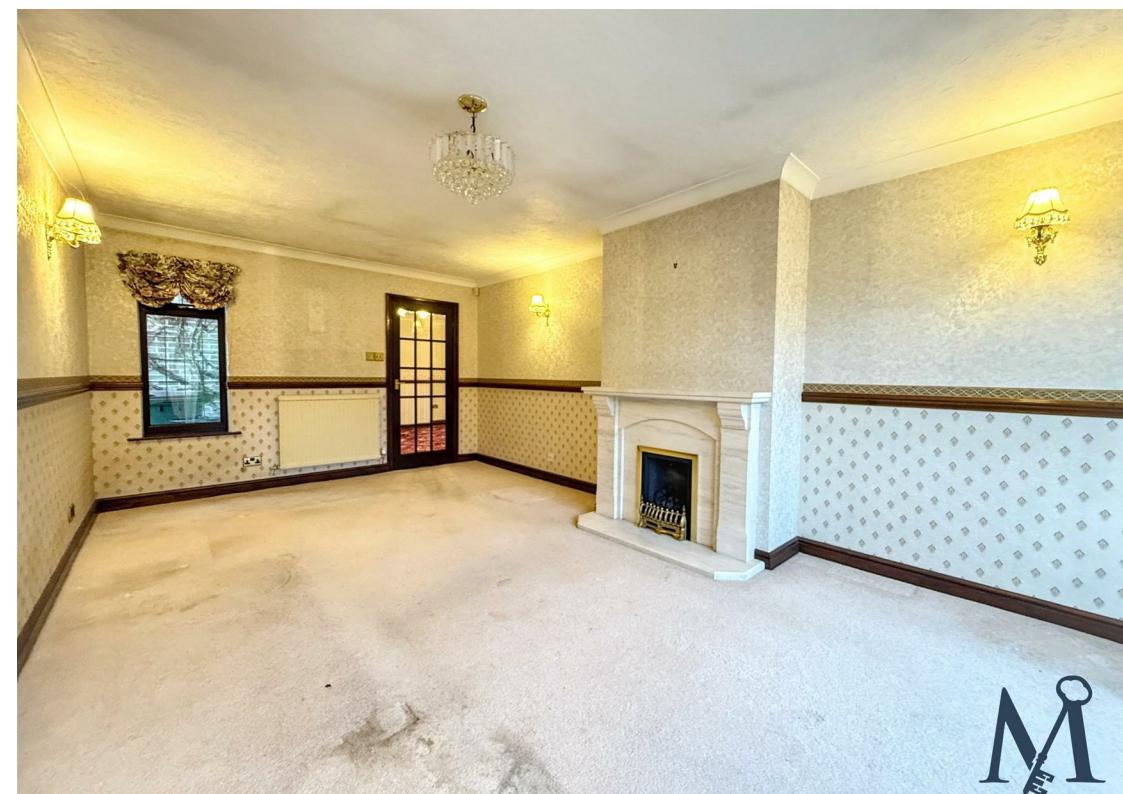
Located on Meadow Lane on the edge of Coalville, this extended three-bedroom detached house offers a **WONDERFUL OPPORTUNITY** for those looking to create their dream home. Spanning an impressive 2,097 sqft, the property is **RIPE FOR MODERNISATION**, allowing you to tailor it to your personal taste while enjoying the benefits of double glazing and gas central heating.

Upon entering, you are greeted by a **SPACIOUS** entrance hall that features a staircase leading to the first floor, along with convenient storage options. To your left, a **Ground Floor WC** adds practicality to the layout. The sitting room, located at the front of the house, boasts a delightful **FIREPLACE** with a gas fire, elegant ceiling coving, and an integral door that provides access to the double garage. Adjacent to the hall, a versatile **OFFICE SPACE** awaits, perfect for a home study or playroom.

The dining room, accessed through charming double doors, is enhanced by a dado rail and ceiling coving, with **FRENCH DOORS** that open to the garden, creating a seamless indoor-outdoor flow. At the rear, the living room features sliding doors leading to the garden, a second fireplace, and similar decorative touches that add character. The kitchen is **WELL-EQUIPPED** with a range of wall and base units, an integrated double oven and grill, and space for a dishwasher, all complemented by tile flooring and ceiling beams.

Upstairs, you will find three **GENEROUSLY SIZED DOUBLE** bedrooms, including a master suite with its own en-suite bathroom. A five-piece family bathroom with a white suite serves the remainder of the home.

The exterior of the property is equally appealing, with a large and **ESTABLISHED REAR GARDEN** that combines paved patios, pathways, and slate chippings, surrounded by mature trees and shrubs. A small feature pond adds a tranquil touch, all within a secure fenced boundary. The block-paved driveway provides **OFF-ROAD PARKING** for several vehicles and leads to the double garage, enhancing the convenience of this home.





ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC

Sitting Room  
12'8" x 11'9" (3.86m x 3.58m)

Office  
10'2" x 11'2" (3.10m x 3.40m)



Dining Room  
18'2" x 10'6" (5.54m x 3.20m)

Living Room  
11'6" x 19'11" (3.51m x 6.07m)

Kitchen  
11'4" x 12'5" (3.45m x 3.78m)

Utility Room  
7'7" x 9'0" (2.31m x 2.74m)



ON THE FIRST FLOOR

Landing

Master Bedroom  
11'4" x 15'3" (3.45m x 4.65m)

En Suite  
6'2" x 6'0" (1.88m x 1.83m)

Bedroom Two  
10'2" x 12'11" (3.10m x 3.94m)

Bedroom Three  
10'0" x 13'2" (3.05m x 4.01m)

Family Bathroom  
10'0" x 7'8" (3.05m x 2.34m)



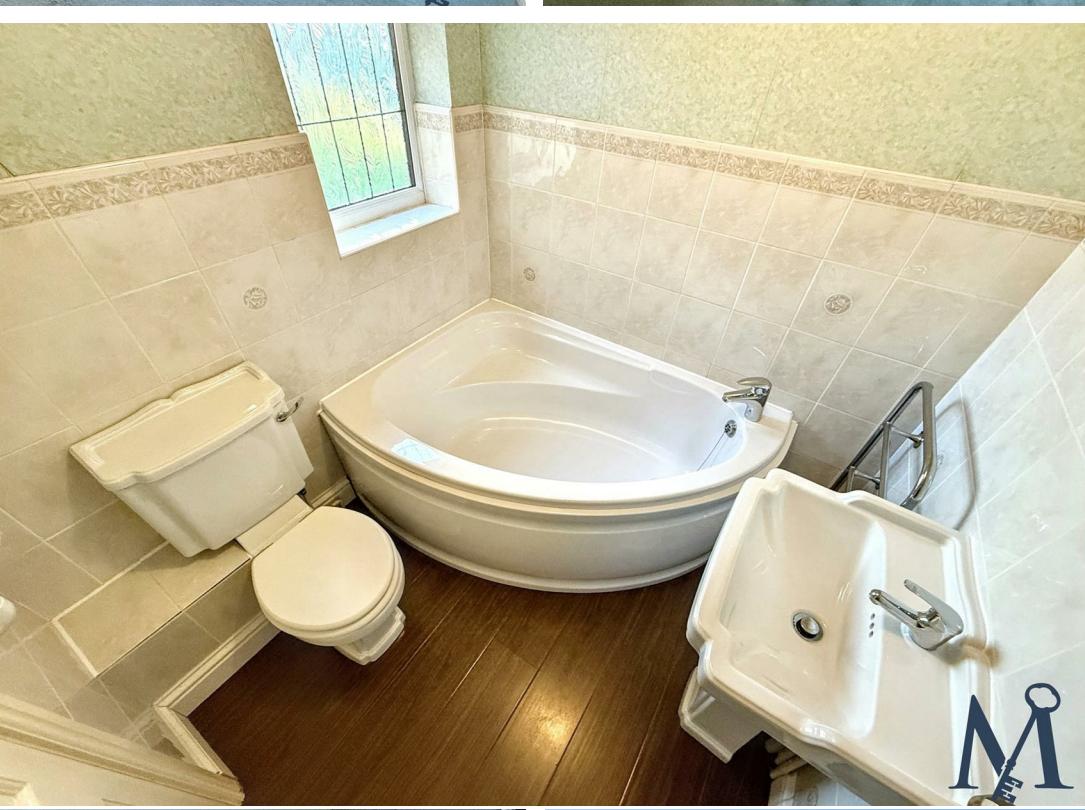
ON THE OUTSIDE

Front Garden

Rear Garden

Driveway

Double Garage  
14'11" x 16'10" (4.55m x 5.13m)

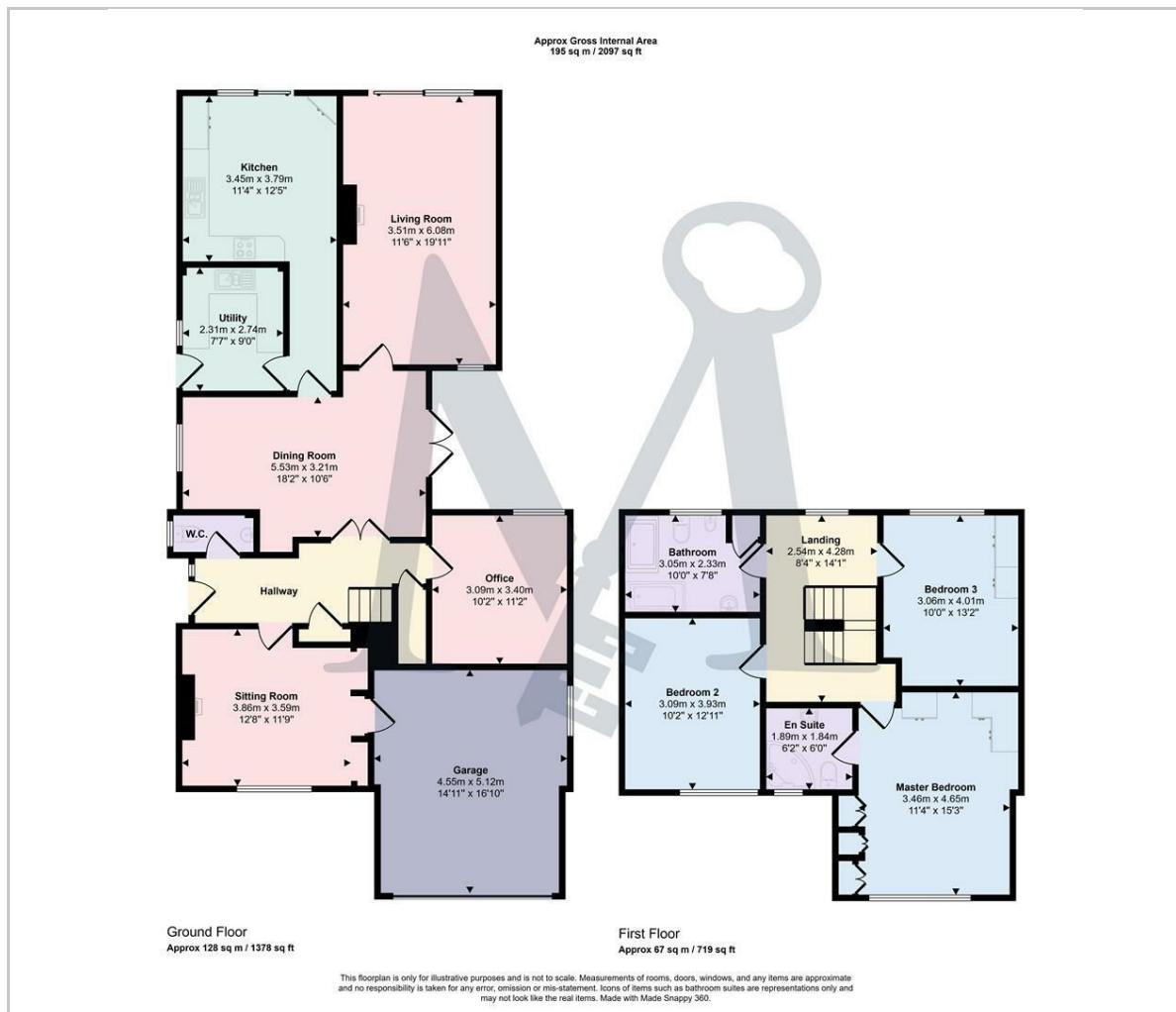






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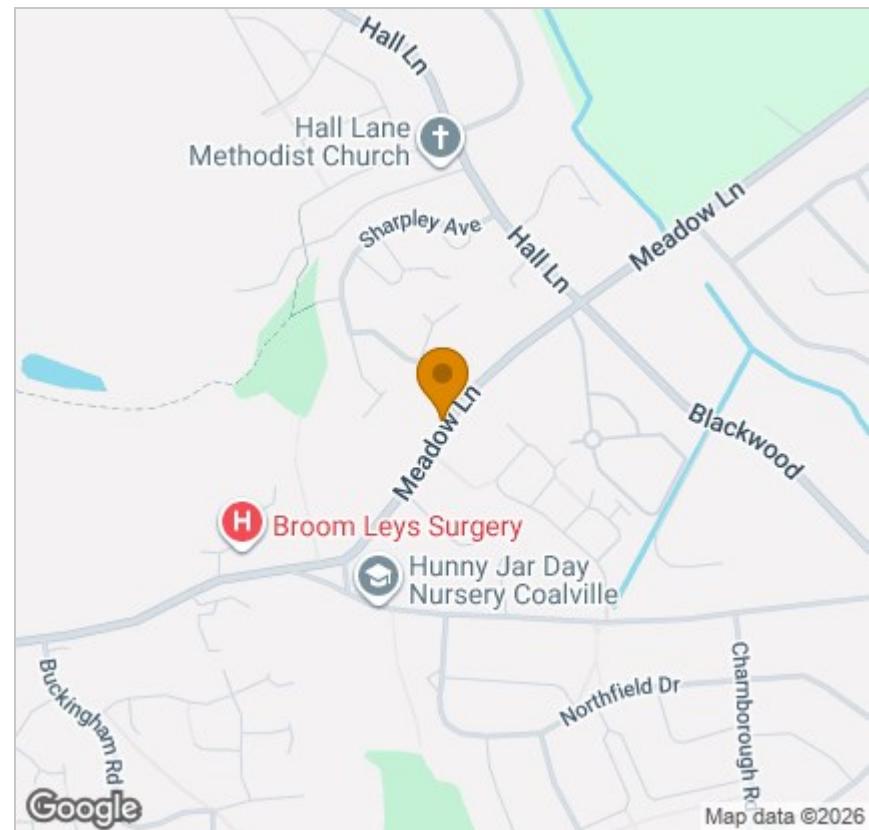
## Floor Plan



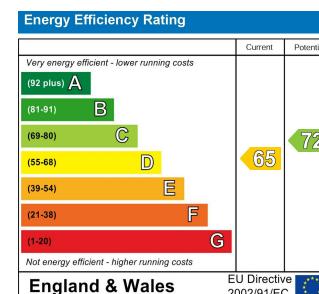
## Viewing

Please contact our Maynard Estates Office on 01530 682886  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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