



MAYNARD  
ESTATES



99 Oxford Street  
Coalville, LE67 3GS

£210,000



## Brief Description

Offered available with NO UPWARD CHAIN. Positioned in a tranquil residential area on Oxford Street, Coalville, this CHARMING DETACHED bungalow offers a WONDERFUL OPPORTUNITY for those looking to downsize or create their dream home. With two spacious bedrooms, this property is both inviting and versatile, allowing you to add your personal touch and make it truly your own.

Upon entering, you are greeted by an ACCESSIBLE and welcoming entrance hall, complete with a storage cupboard and loft access. The KITCHEN is well-equipped with a range of wall and base units, featuring a stainless steel sink and drainer, space for a washing machine and dryer, and a freestanding double oven with a four-ring gas hob. A built-in breakfast bar and a window overlooking the garden enhance the kitchen's appeal, making it a delightful space for culinary creativity.

The LIVING ROOM is a bright and airy area, boasting sliding patio doors that provide lovely views of the garden. A central fireplace with a gas fire adds a cosy touch, complemented by feature wall-mounted lights that create a WARM ATMOSPHERE.

The MODERN WET ROOM is designed for convenience, featuring a wall-mounted electric shower, grab rails, and tiled walls, ensuring both comfort and accessibility. The two bedrooms are GENEROUSLY SIZED, with the second bedroom currently serving as a dining room, showcasing the property's flexibility.

Externally, the FRONT GARDEN is predominantly laid to lawn, adorned with planted shrubs that create a pleasant buffer from the roadside. The rear garden is sunlit and mostly paved, offering LOW-MAINTENANCE outdoor space surrounded by an enclosed fenced boundary, complete with side gated access. A large tarmac DRIVEWAY provides ample off-road parking for several vehicles.

This DELIGHTFUL bungalow, available with no upward chain, is ideally located with EASY ACCESS to Coalville town centre, making it a perfect choice for those seeking a peaceful yet convenient lifestyle.





ON THE INSIDE

Entrance Hall

Living Room

12'7" x 11'9" (3.84m x 3.58m)

Breakfast Kitchen

6'7" x 13'1" (2.01m x 3.99m)

Shower Room / Wet Room

Bedroom 1

11'9" x 10'5" (3.58m x 3.18m)

Bedroom 2

7'5" x 10'5" (2.26m x 3.18m)

ON THE OUTSIDE



Front Garden

Rear Garden

Substantial Driveway Parking





## Floor Plan

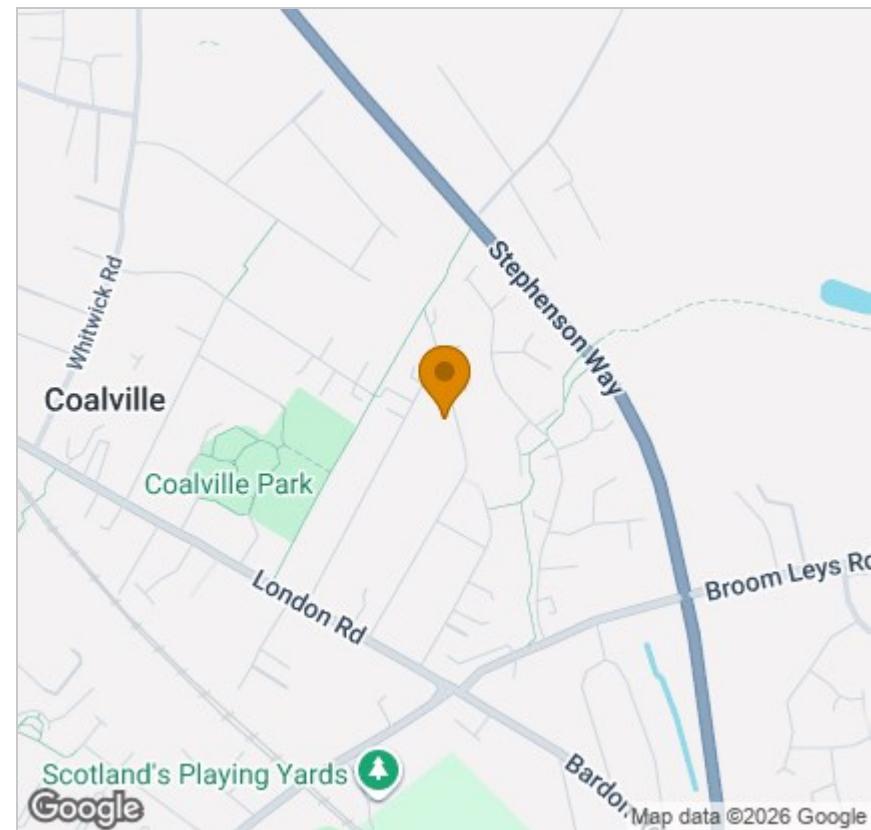
### Ground Floor

Approx. 49.7 sq. metres (534.6 sq. feet)

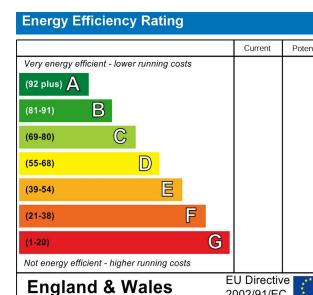


Total area: approx. 49.7 sq. metres (534.6 sq. feet)

## Area Map



## Energy Efficiency Graph



## 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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