



29 Dennis Street, Coalville, LE67 2FP

£215,000

2 1 1 B





# Brief Description

Newly built in 2017 and located on the SOUGHT-AFTER Dennis Street in Hugglescote, this modern semi-detached house presents an EXCELLENT OPPORTUNITY for first-time buyers. With its appealing design and convenient location, this property is sure to impress.

Upon entering, you are welcomed into a CONTEMPORARY LIVING ROOM, which boasts a front-facing window adorned with a Venetian blind, allowing natural light to fill the space. The room features a stylish laminate floor and provides access to the first floor via a stairwell. Adjacent to the living area is a practical GROUND FLOOR WC, enhancing the home's functionality.

The heart of the home is the well-appointed KITCHEN DINER, located at the rear. This space is fitted with a range of modern wall and base units, complemented by an integrated fridge/freezer. The kitchen is illuminated by ceiling spotlights and offers ample room for a dining table, with a CHARMING pendant light overhead. A door leads directly to the rear garden, making it perfect for entertaining.

Upstairs, you will find two GENEROUSLY SIZED double bedrooms, each featuring fitted Venetian blinds that add a touch of elegance. The family bathroom is a MODERN RETREAT, equipped with a three-piece white suite, partly tiled walls, a chrome heated towel rail, and a stylish vinyl floor.

Externally, the property boasts a BEAUTIFULLY landscaped rear garden, designed across split levels. It features a lower paved patio, steps leading up to a lush lawn, and a raised decked composite patio, all enclosed by a secure brick wall and fencing, with side gated access for convenience. The tarmac DRIVEWAY provides off-road parking, ensuring ample space for residents and guests alike.

A wonderful option that combines comfort, style, and convenience. This home is not only a practical choice but also a delightful retreat in a POPULAR NEIGHBOURHOOD. With its MODERN amenities and attractive surroundings, this property is sure to appeal to a variety of buyers.

£215,000



## ON THE GROUND FLOOR

Living Room	13'1" x 16'10" (3.99m x 5.13m)
Ground Floor WC	
Kitchen Diner	13'0" x 10'5" (3.96m x 3.18m)

## ON THE FIRST FLOOR

Landing	
Bedroom 1	13'2" x 10'4" (4.01m x 3.15m)
Bedroom 2	12'9" x 10'4" (3.89m x 3.15m)
Family Bathroom	5'8" x 6'6" (1.73m x 1.98m)





ON THE OUTSIDE

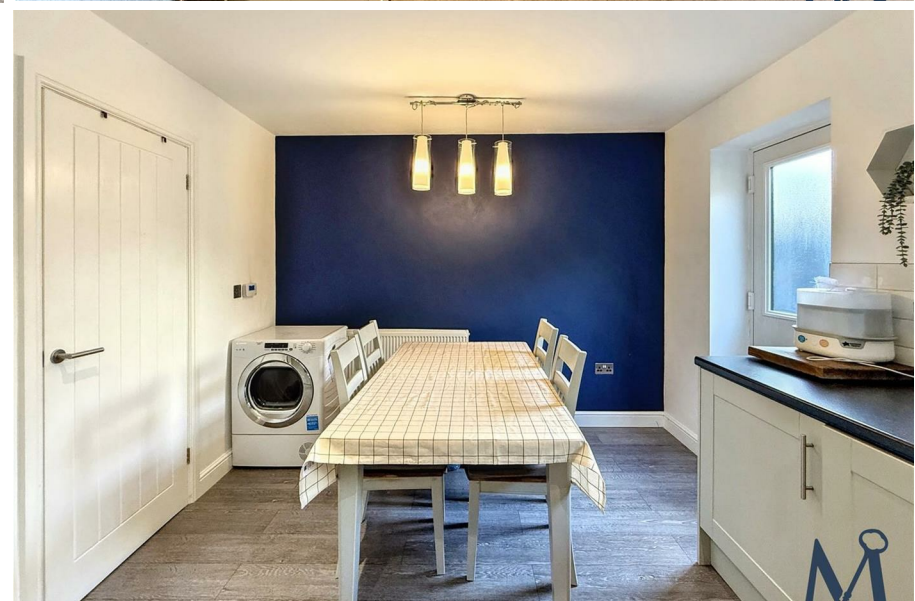
Driveway

Rear Garden

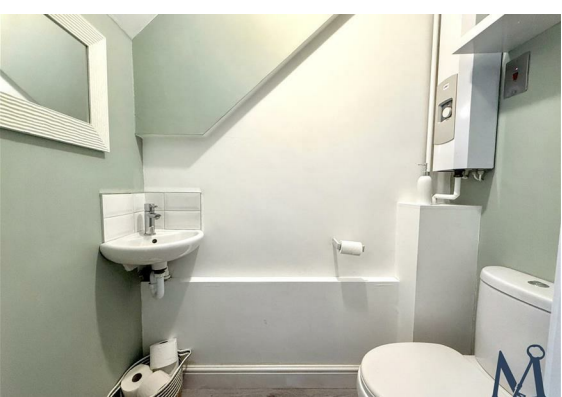


## Key Features

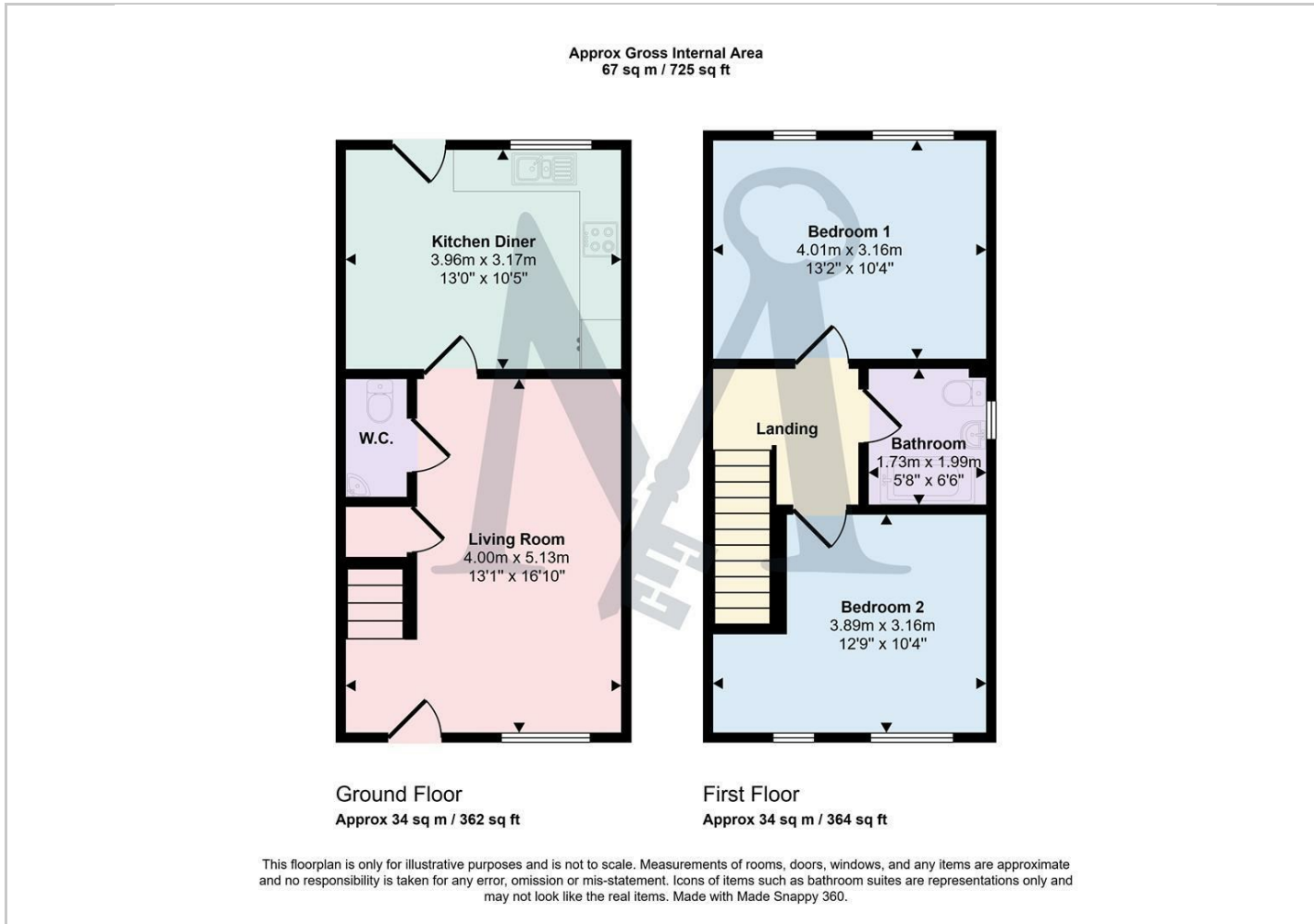
- Two Double Bedrooms
- Driveway Parking
- Bespoke New Build In 2017
- Private Garden To The Rear
- Close To Local Amenities
- Modern Fitted Dining Kitchen
- Spacious Living Room
- Family Bathroom & Ground Floor WC
- Well Presented Accommodation
- Virtual Property Tour Available







## Floor Plans



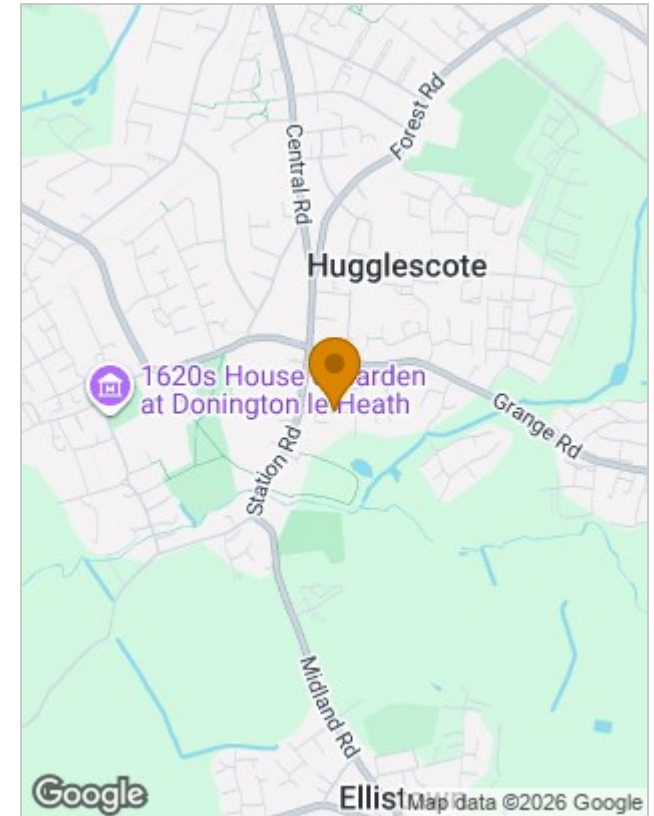
## Viewing

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.

2-4 North Street, Whitwick, Coalville, Leicestershire, LE67 5HA  
Tel: 01530 682886 Email: sales@maynardestates.co.uk maynardestates.co.uk

## Location Map



## Energy Performance Graph

