



MAYNARD
ESTATES



15 Trent Bridge, Coalville, LE67 4EE

£290,000





Brief Description

This charming link detached house is nestled in the tranquil CUL-DE-SAC of Trent Bridge, Coalville. Offering a perfect blend of MODERN LIVING and comfort, with three well-proportioned bedrooms and two contemporary shower rooms, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by a WELCOMING ENTRANCE hall adorned with feature tiled flooring, leading seamlessly to a convenient ground floor WC. The SPACIOUS LIVING ROOM boasts a delightful bay window fitted with Venetian blinds, creating a bright and airy atmosphere. A central feature FIREPLACE with an electric fire adds a touch of warmth and elegance to the space.

The heart of the home is undoubtedly the STYLISH KITCHEN, which has been recently upgraded to include a FULLY FITTED DESIGN with marble-style worktops, a peninsula breakfast bar, and modern amenities. The kitchen flows into the dining area, and is enhanced by ceiling spotlights and under-unit lighting. While French doors open into a large, bright CONSERVATORY, perfect for relaxation or entertaining. This versatile space is flooded with natural light and can be tailored to suit your needs, whether as a playroom, home office, gym or a tranquil retreat. French doors lead directly to the garden, seamlessly connecting indoor and outdoor living.

Upstairs, the MASTER BEDROOM features its own STYLISH en-suite, providing a private retreat, while the two additional bedrooms are WELL-PROPORTIONED. The family shower room has been TASTEFULLY RENOVATED, showcasing a LUXURIOUS three-piece suite with a double walk-in shower and ELEGANT tiled finishes which match the style of the en-suite.

Externally, the property boasts a well-maintained REAR GARDEN, combining paved patios, decorative gravel, and a lush lawn, all enclosed for privacy. The front garden is block-paved, offering AMPLE OFF-ROAD PARKING. A tarmacked driveway leads to a SINGLE GARAGE, equipped with an electric roller shutter door, light, and power supply



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ON THE GROUND FLOOR

Entrance Hall	4'6" x 6'7" (1.37m x 2.01m)
Ground Floor WC	
Living Room	12'4" x 16'10" (3.76m x 5.13m)
Inner Hallway	
Kitchen Diner	15'7" x 11'1" (4.75m x 3.38m)
Conservatory	14'5" x 14'4" (4.39m x 4.37m)

ON THE FIRST FLOOR

Landing	
Master Bedroom	10'9" x 11'2" (3.28m x 3.40m)
En Suite	4'6" x 9'11" (1.37m x 3.02m)



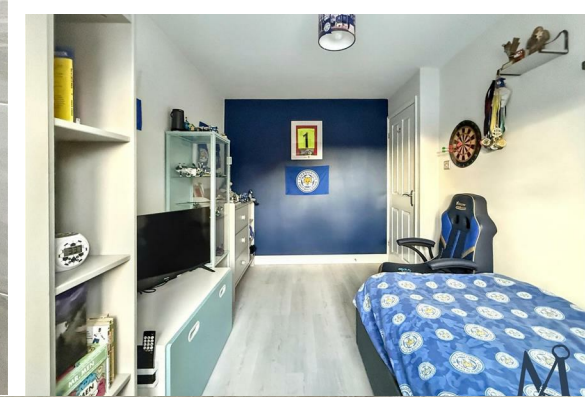
Bedroom 2	8'5" x 12'4" (2.57m x 3.76m)
Bedroom 3	7'1" x 9'6" (2.16m x 2.90m)
Shower Room	7'7" x 7'2" (2.31m x 2.18m)
ON THE OUTSIDE	
Rear Garden	
Paved Front Garden	
Tarmac Driveway	
Garage	9'7" x 16'9" (2.92m x 5.11m)

Key Features

- Three Good Sized Bedrooms
- Stylish Family Shower Room
- Bay Fronted Living Room
- Parking For Several Vehicles
- Landscaped Garden To Rear
- Modern En-Suite To Master Bedroom
- Contemporary Dining Kitchen
- Extended Conservatory
- Garage With Electric Door
- Virtual Property Tour Available



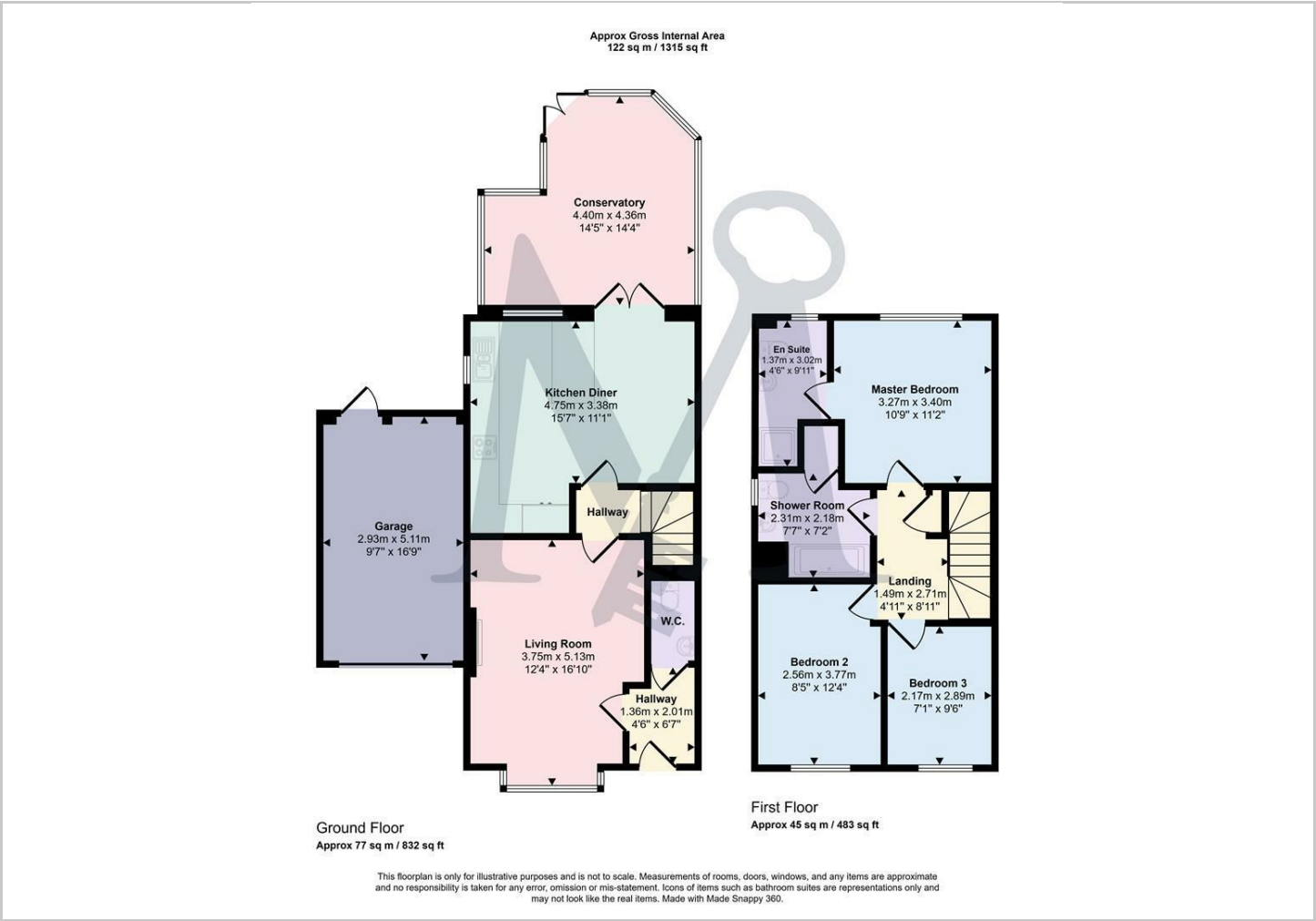








Floor Plans



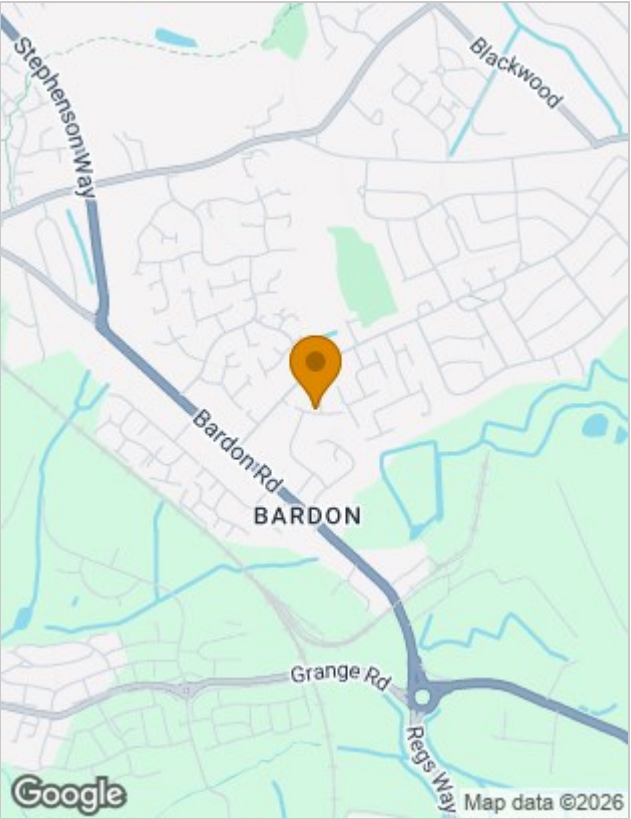
Viewing

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC