



MAYNARD
ESTATES



8 Bardon Road
Coalville, LE67 4BH

£425,000



Brief Description

This IMPRESSIVE 1930's DETACHED house offers a wonderful opportunity for family living on the outskirts of Coalville. Nestled on Bardon Road and spanning over an expansive 1,800 square feet, the property boasts a GENEROUS southwest-facing garden, perfect for those who enjoy outdoor space and the POTENTIAL to personalise their home.

Upon entering, you are greeted by a welcoming entrance hall adorned with BEAUTIFUL PARQUET flooring and a CHARMING stained glass window. The hall leads to a versatile STUDY, ideal for remote work or quiet reading, as well as a convenient ground floor shower room featuring a three-piece suite. The SITTING ROOM, with its bay window and feature fireplace housing a gas fire, exudes warmth and CHARACTER, enhanced by the continuation of the elegant parquet flooring and picture rail.

At the rear of the house, the LIVING ROOM offers a delightful bay with French doors that open onto the garden, creating a seamless connection between indoor and outdoor spaces. The DINING KITCHEN is well-equipped with modern wall and base units, an integrated double oven, and ample space for an American fridge/freezer and dishwasher. The separate UTILITY ROOM provides additional space for appliances and grants access to the charming GARDEN ROOM, which features underfloor heating and tiled flooring, making it a versatile area for relaxation or entertaining.

Upstairs, the GALLERY LANDING leads to four well-proportioned bedrooms, a family bathroom, and a separate WC. The family bathroom is a four-piece suite, complete with a panel bath, corner shower, and vanity wash hand basin.

Externally, the SUBSTANTIAL GARDEN is a standout feature, offering a large paved patio, a lush lawn, and an array of planted borders and mature trees, creating a TRANQUIL RETREAT. The block-paved DRIVEWAY provides off-road parking for several vehicles, with potential access to the rear.

This delightful property on Bardon Road is not just a house; it is a place where memories can be made







ON THE FIRST FLOOR

Entrance Hall

Study
6'1" x 4'5" (1.85m x 1.35m)

Ground Floor Shower Room

Sitting Room
11'9" x 13'4" (3.58m x 4.06m)

Living Room
12'0" x 17'0" (3.66m x 5.18m)

Kitchen Diner
15'11" x 15'3" (4.85m x 4.65m)

Utility Room
6'4" x 9'5" (1.93m x 2.87m)

Family Room
10'2" x 17'0" (3.10m x 5.18m)

ON THE FIRST FLOOR

Landing

Bedroom 1
12'0" x 15'3" (3.66m x 4.65m)

Bedroom 2
12'0" x 13'10" (3.66m x 4.22m)

Bedroom 3
9'9" x 10'8" (2.97m x 3.25m)

Bedroom 4
7'8" x 11'1" (2.34m x 3.38m)

Family Bathroom
7'9" x 10'11" (2.36m x 3.33m)

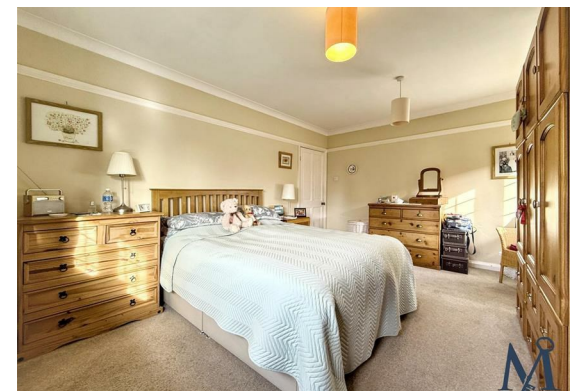
Separate WC

ON THE OUTSIDE

Driveway

Rear Garden

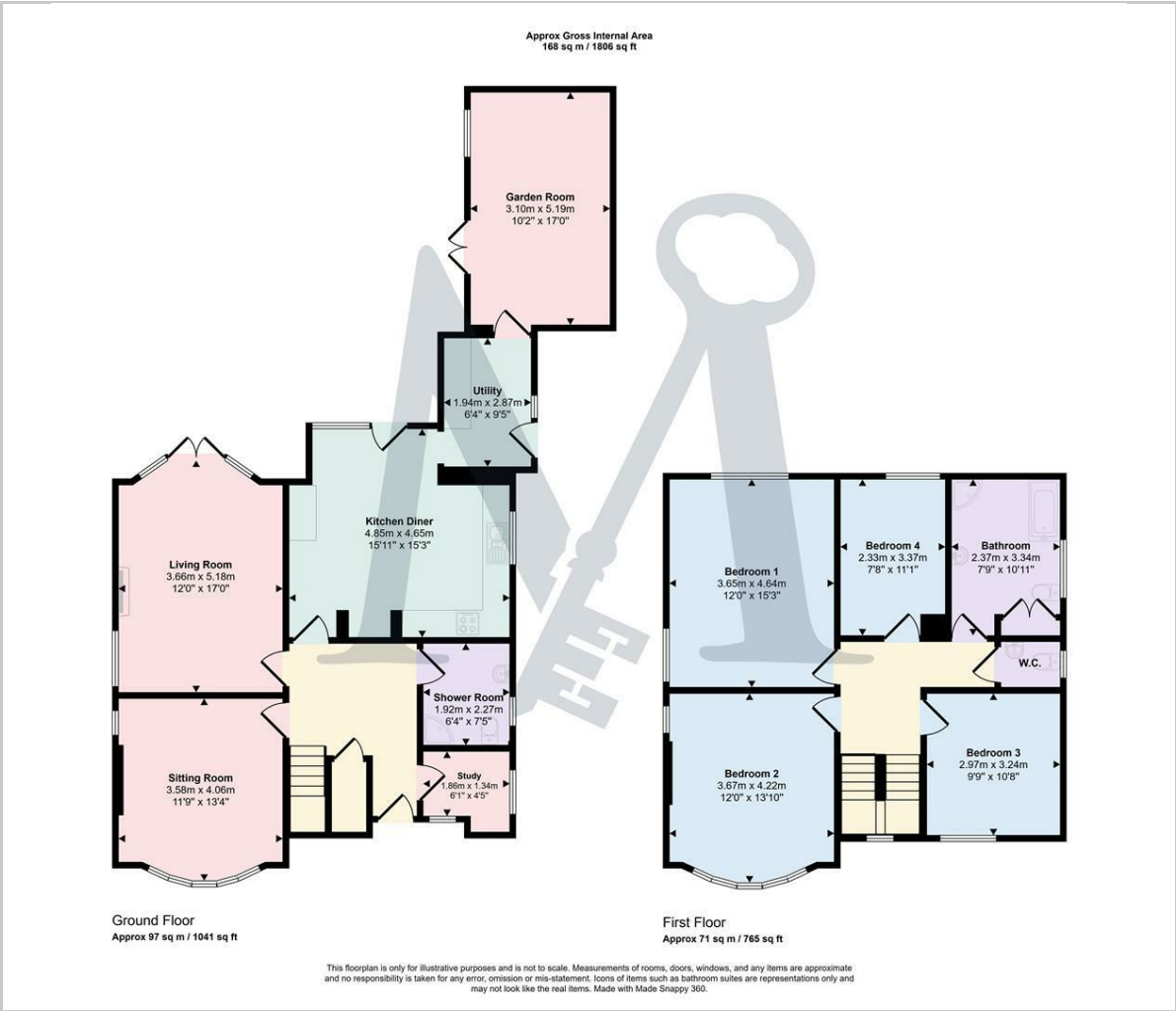








Floor Plan



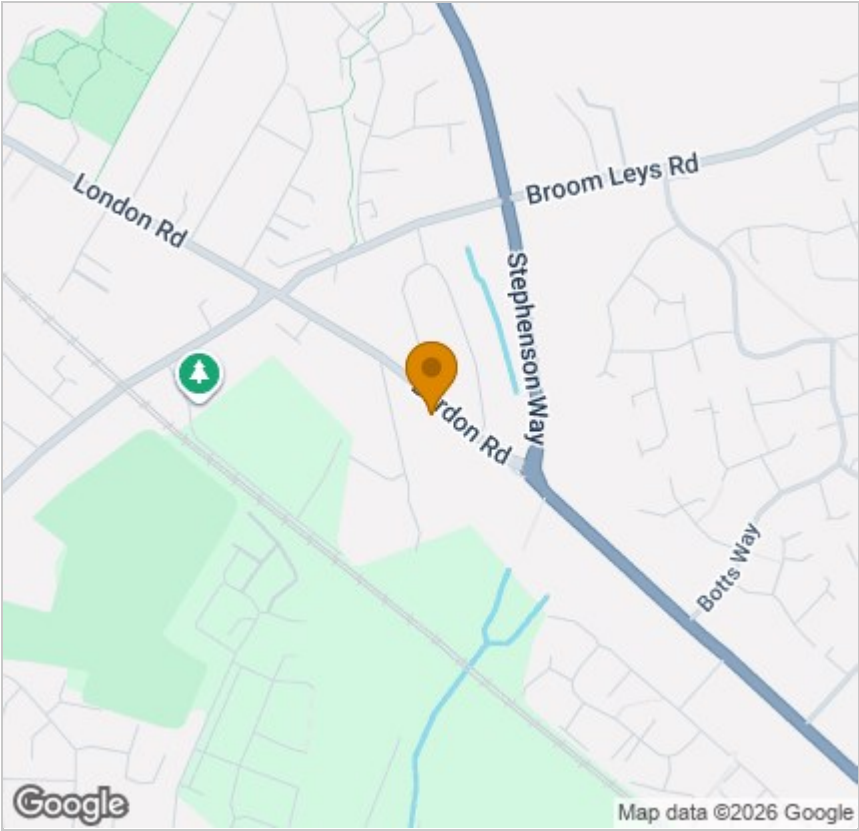
Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

Area Map



Energy Efficiency Graph

