



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

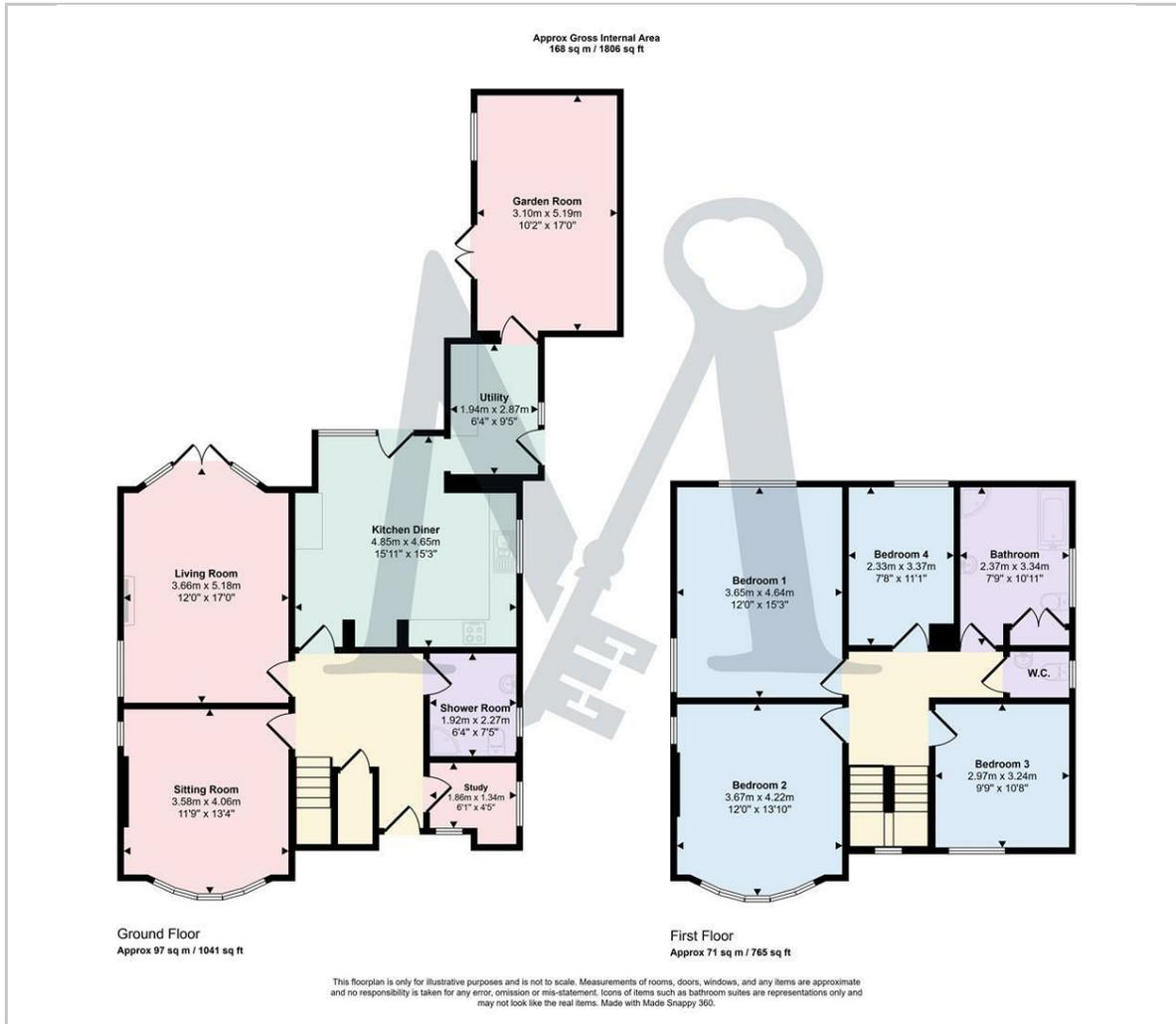








## Floor Plan



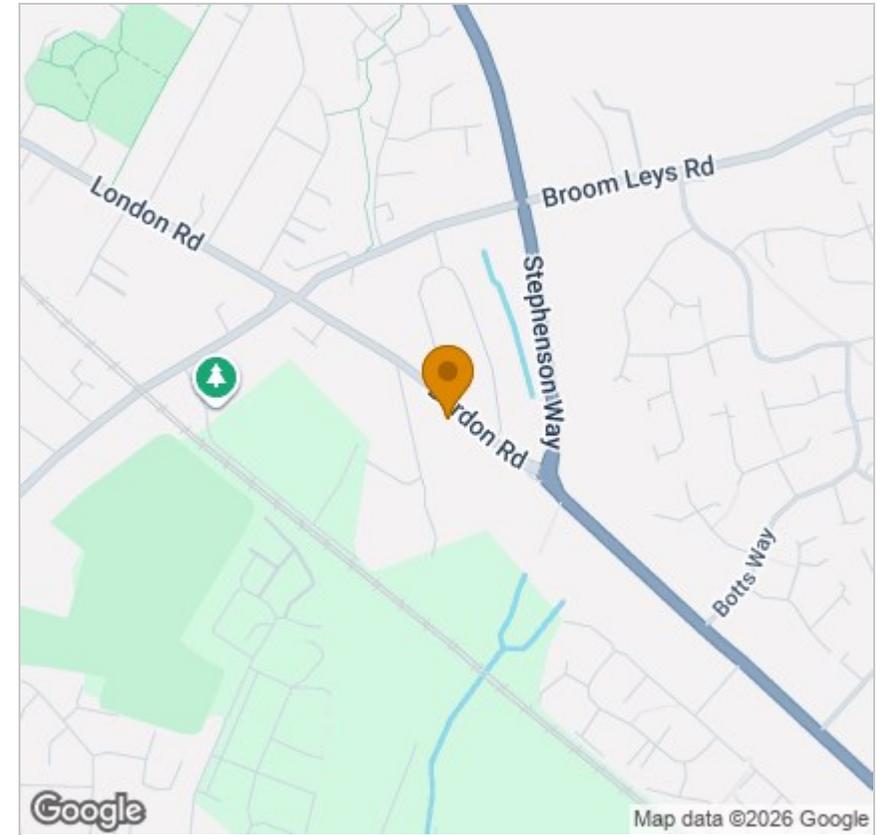
## Viewing

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

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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

