



18 Spring Lane, Coalville, LE67 8QQ

£350,000









# Brief Description

Located in the popular village of Swannington, this DELIGHTFUL four-bedroom detached bungalow on Spring Lane offers a perfect blend of comfort and versatility.

As you enter the bungalow, you are welcomed by a well-appointed entrance hall. To the right, you will find four GENEROUSLY SIZED bedrooms, each offering the POTENTIAL to be transformed into an office, playroom, or any other space that suits your needs.

The property is in EXCELLENT CONDITION and boasts a SPACIOUS L-shaped open plan LIVING ROOM and dining area, which is bathed in NATURAL LIGHT thanks to its dual aspect windows. A feature fireplace with an inset multi-fuel burning stove adds a touch of warmth and character to this inviting space.

The expansive living area flows seamlessly into a MODERN KITCHEN, which is equipped with a stunning range of fitted wall and base units, an integrated dishwasher, double oven and induction hob with space for an American fridge freezer. A handy PANTRY STORE and built-in wine rack enhance the kitchen's functionality, while a UTILITY ROOM provides convenient access to the sunlit rear garden.

The CONTEMPORARY family shower room has been recently updated and features a MODERN three-piece suite, including a double walk-in shower and a stylish vanity wash hand basin. A separate WC adds to the practicality of the home.

Externally, the property is equally IMPRESSIVE. The front garden is beautifully landscaped and laid to lawn, complemented by a gravel DRIVEWAY that offers off-road parking for multiple vehicles. The elevated rear garden is a SUNTRAP, featuring a lower paved patio, a lawn, and steps leading to a flat level garden with decking, mature shrubs, and a garden shed, all enclosed by a secure fence with side gated access. Additionally, the DETACHED SINGLE GARAGE is equipped with light and power supply, making it a versatile space for storage or hobbies.

This bungalow is a rare find, offering a peaceful village lifestyle while being well-connected to local amenities.

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## ON THE INSIDE

Entrance Hall

Open Plan Living Room / Diner 23'10" x 23'9" (7.26m x 7.24m)

Kitchen 11'0" x 12'8" (3.35m x 3.86m)

Utility Room 5'10" x 6'6" (1.78m x 1.98m)

Family Shower Room 6'8" x 7'7" (2.03m x 2.31m)

Ground Floor WC

Bedroom 1 13'6" x 12'5" (4.11m x 3.78m)

Bedroom 2 13'6" x 10'10" (4.11m x 3.30m)

Bedroom 3 10'0" x 9'0" (3.05m x 2.74m)

Bedroom 4 9'11" x 10'11" (3.02m x 3.33m)

## ON THE OUTSIDE





Front Garden

Rear Garden

Driveway

Single Garage

10'11" x 17'2" (3.33m x 5.23m)

## Key Features

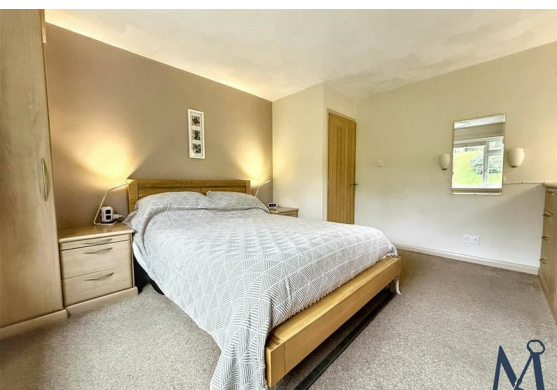
- Beautifully Presented Detached Bungalow
- Spacious Open Plan Living Room Diner
- Separate Utility Area
- Additional Separate WC
- Elevated Rear Garden Plot
- Four Versatile Double Bedrooms
- Modern Fitted Kitchen
- Contemporary Family Shower Room
- Large Driveway & Single Detached Garage
- Virtual Property Tour Available













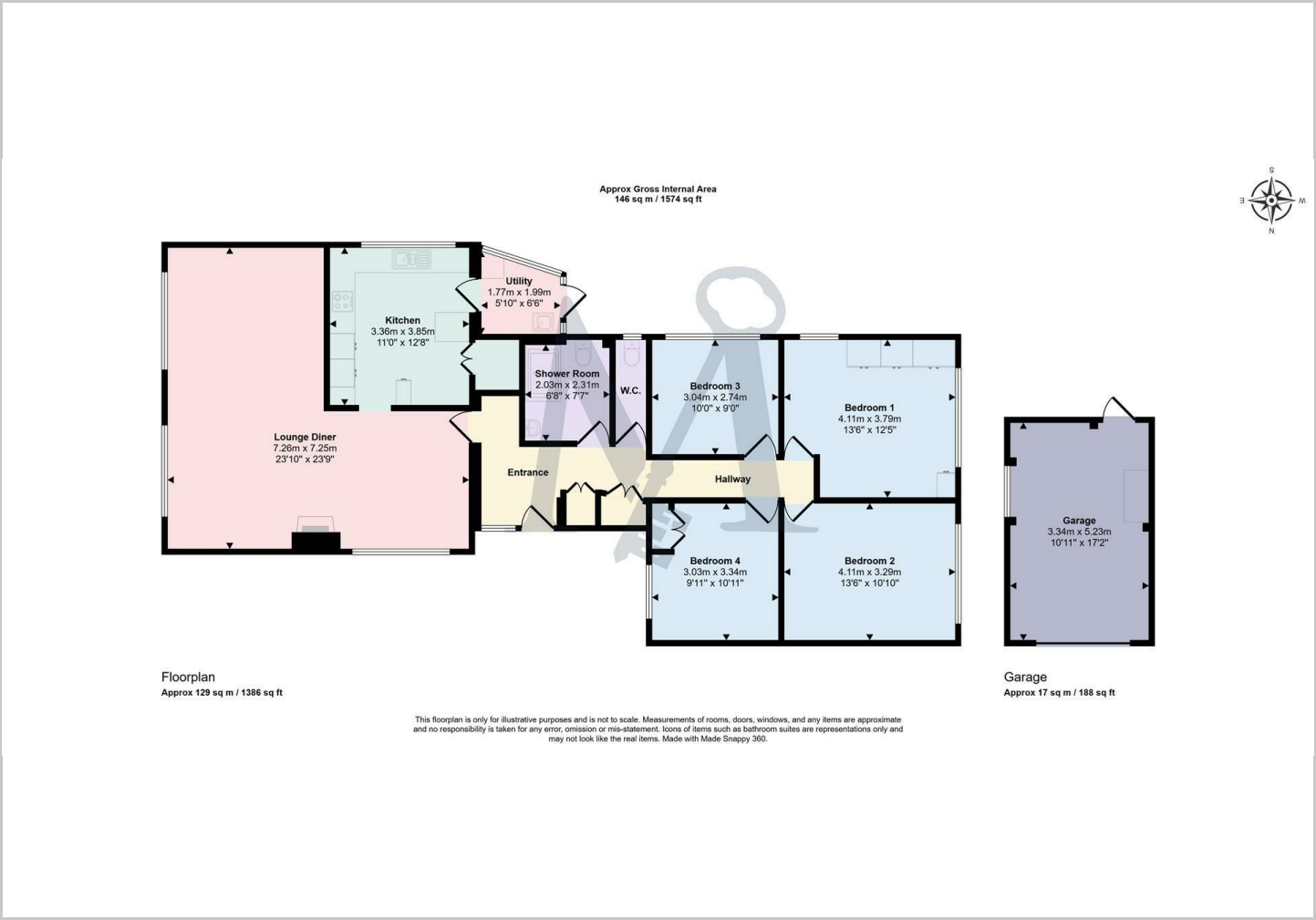








Floor Plans



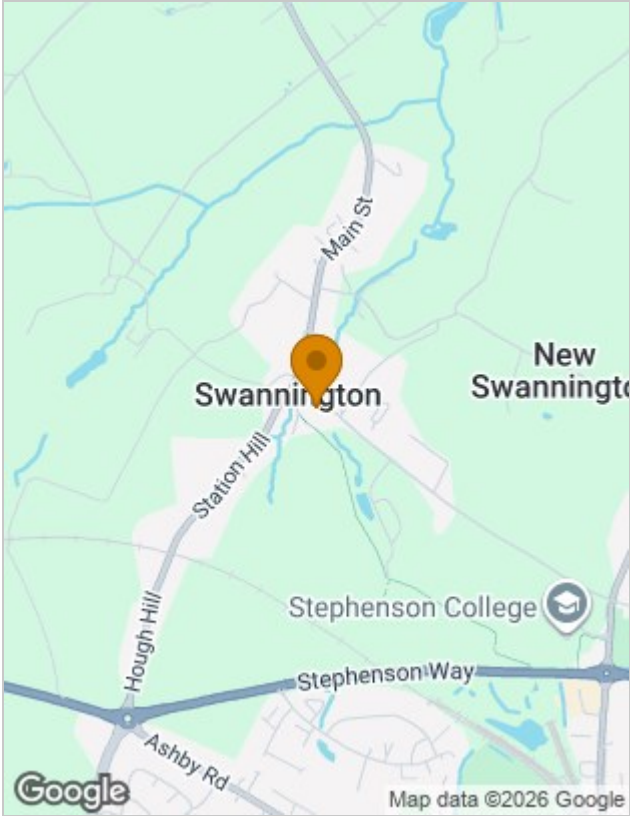
Viewing

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

