



MAYNARD  
ESTATES



2 St. Andrews Close, Coalville, LE67 8NP

£240,000





# Brief Description

£240,000

This BEAUTIFULLY PRESENTED end-terrace house on St. Andrews Close offers a delightful family home. Located in the popular area of Thringstone and set on a CORNER PLOT, the property boasts three well-proportioned bedrooms and a modern family bathroom, making it an ideal choice for those seeking COMFORT AND STYLE with planning permission.

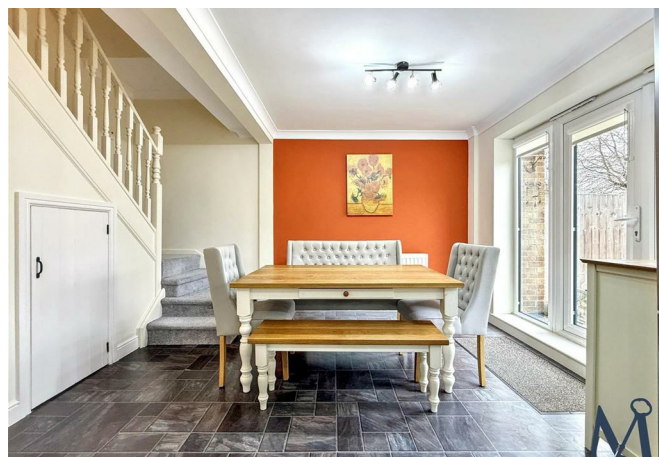
You are greeted by an entrance porch leading to a welcoming entrance hall, featuring tile effect flooring and a handy cupboard for storage. To the left, the SPACIOUS LIVING ROOM is bathed in natural light from a large bay window, showcasing FRESH DECOR and elegant ceiling coving. The central focal point is a NEW wood burning stove, perfect for cosy evenings.

To the right of the hallway, the OPEN-PLAN KITCHEN DINER is a bright and airy space, fitted with contemporary white units and a freestanding range-style double oven and grill. This area is perfect for family meals, with French doors leading directly to the BEAUTIFULLY LANDSCAPED rear garden. A convenient ground floor WC and utility area is also accessible from the kitchen.

Upstairs, the three bedrooms provide a serene retreat, each adorned with ceiling coving and ample space for relaxation. The CONTEMPORARY FAMILY BATHROOM features a four-piece suite, including a bath, separate shower, WC, and wash hand basin, all finished with stylish half metro tiles.

The outdoor space is equally impressive, with front and side gardens primarily laid to lawn, bordered by a private hedge. The rear garden is a SUNLIT OASIS, complete with a paved patio, shaped lawn, gravelled area, and a feature sunken trampoline, all enclosed for privacy. Additionally, a customised OUTSIDE OFFICE offers versatility, while the GARAGE provides side access and is equipped with light and power supply. The property also benefits from off-road parking on the DRIVEWAY.

This delightful home combines modern living with a peaceful setting, making it a must-see for families and professionals alike.



## ON THE FIRST FLOOR

Entrance Porch	4'4" x 5'10" (1.32m x 1.78m)
Entrance Hall	4'1" x 8'5" (1.24m x 2.57m)
Living Room	12'4" x 17'10" (3.76m x 5.44m)
Kitchen	10'4" x 11'10" (3.15m x 3.61m)
Dining Area	15'3" x 10'2" (4.65m x 3.10m)
Utility Room / WC	8'0" x 4'5" (2.44m x 1.35m)

## ON THE FIRST FLOOR

Landing



Bedroom 1	10'6" x 12'1" (3.20m x 3.68m)
Bedroom 2	10'5" x 10'10" (3.18m x 3.30m)
Bedroom 3	10'6" x 7'0" (3.20m x 2.13m)
Bathroom	10'6" x 5'6" (3.20m x 1.68m)

#### ON THE OUTSIDE

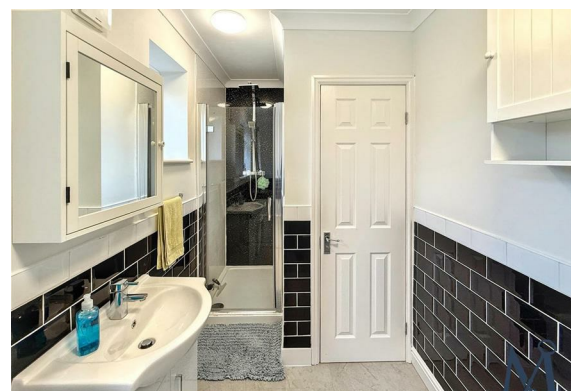
Rear Garden	
Side Garden	
Front Garden	
Driveway	
Garage	11'7" x 17'3" (3.53m x 5.26m)
Study	7'5" x 6'4" (2.26m x 1.93m)

## Key Features

- Beautifully Presented Family Home
- Beautifully Landscaped Rear Garden
- Modern Dining Kitchen
- Spacious Bay Fronted Living Room
- Planning Permission Approved
- Corner Plot Position
- Four Piece Family Bathroom
- Ground Floor WC / Utility
- Driveway & Detached Garage
- Virtual Property Tour Available



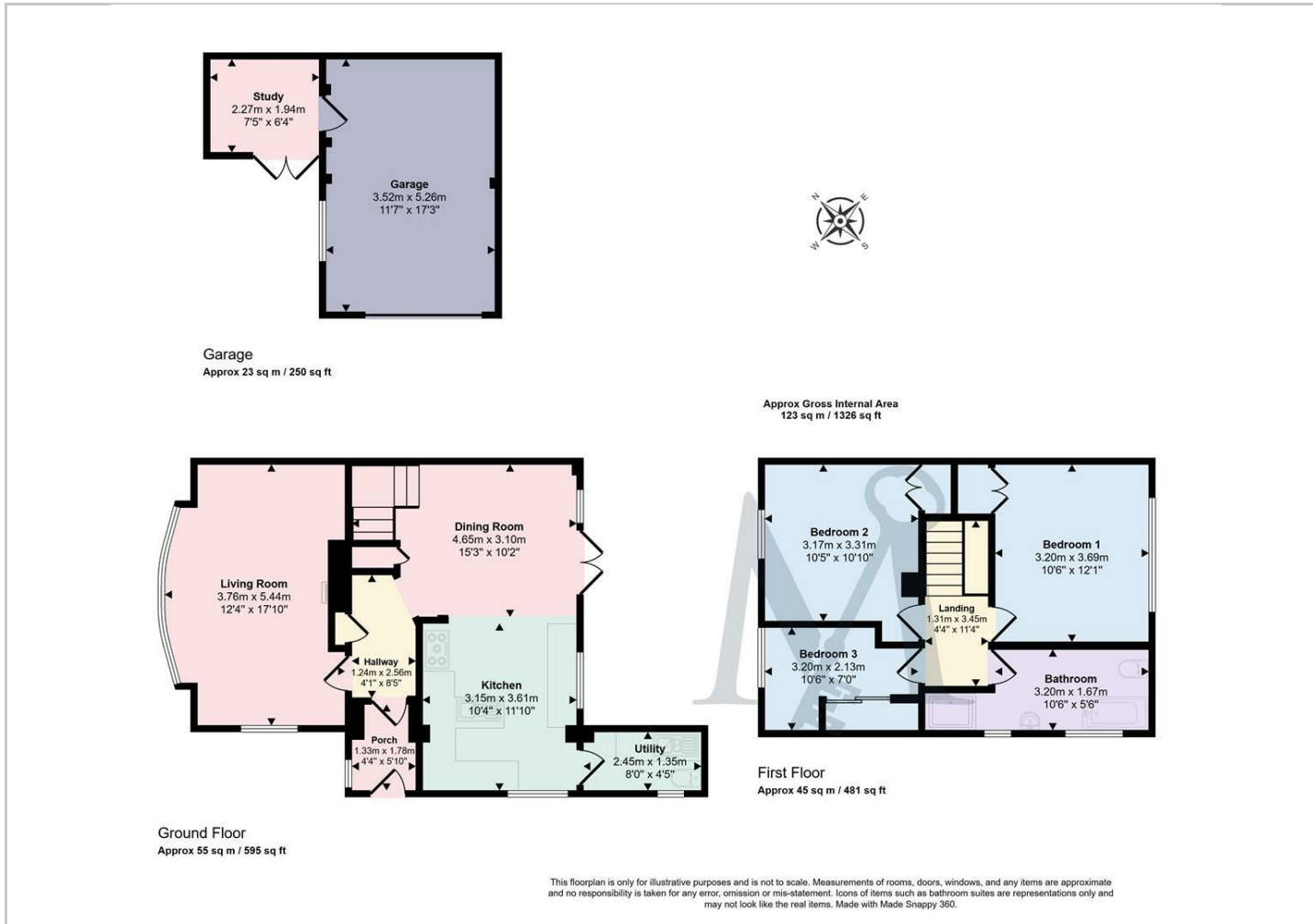




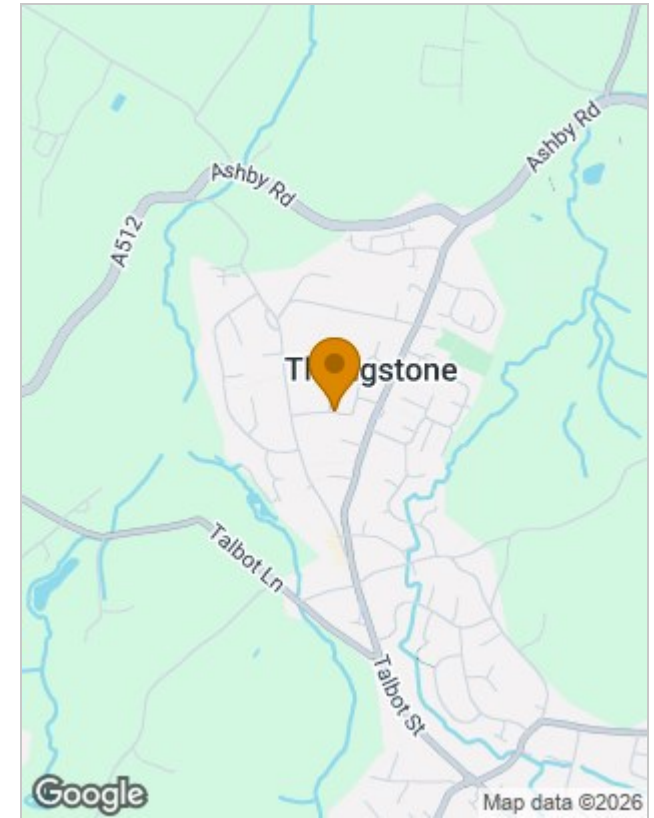




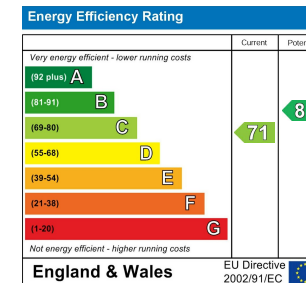
## Floor Plans



## Location Map



## Energy Performance Graph



## 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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