



MAYNARD
ESTATES



31 Sandringham Road, Coalville, LE67 4PD

£250,000





Brief Description

Located on Sandringham Road in Coalville, this delightful end-terrace house is a true find for first-time buyers or small families seeking comfort and convenience. Built by the reputable David Wilson, this CHARMING PROPERTY is IDEALLY SITUATED next to a lovely play area and green space, making it perfect for children and outdoor enthusiasts alike.

Upon entering, you are welcomed by a bright entrance hall that leads to a practical ground floor W/C. The separate LIVING ROOM is a spacious and airy retreat, featuring a lovely FIREPLACE with a gas fire, creating a warm and inviting atmosphere. The inner hallway offers ample storage and provides access to the staircase leading to the first floor.

At the rear of the house, the OPEN PLAN KITCHEN is a fantastic space for entertaining family and friends. It is well-equipped with a range of MODERN units and integrated appliances, along with space and plumbing for a washing machine and fridge/freezer. The adjoining DINING AREA, accentuated by an archway, boasts FRENCH DOORS that open onto the rear garden, seamlessly blending indoor and outdoor living.

Venture upstairs to discover THREE NICELY SIZED BEDROOMS, each offering a comfortable sanctuary. The master bedroom is particularly IMPRESSIVE, featuring fitted wardrobes and a stylish EN-SUITE bathroom complete with a contemporary three-piece suite. Additionally, there is a well-appointed family bathroom, finished with a pristine white suite and partly tiled walls.

The REAR GARDEN is predominantly laid to lawn, complemented by a PORCELAIN PATIO that can be enjoyed under the shelter of an ELECTRIC AWNING. To the front, a driveway provides convenient PARKING for multiple vehicles, while the gravelled front garden, adorned with a path leading to the STRIKING RED FRONT DOOR, is elegantly framed by a charming porch with graceful columns.

This property is not just a house; it is a home that offers a perfect blend of modern living and family-friendly features

£250,000



ON THE GROUND FLOOR

Entrance Hall

Ground Floor W/C

Living Room 12'3" x 12'7" (3.73m x 3.84m)

Inner Hall

Dining Room 8 x 9'5 (2.44m x 2.87m)

Kitchen 7'1" x 12'10" (2.16m x 3.91m)

ON THE FIRST FLOOR

Landing

Bedroom 1 10'10" x 11'10" (3.31 x 3.61)

En-suite





Bedroom 2	8'2" x 10'0" (2.49m x 3.05m)
Bedroom 3	7'2" x 6'10" (2.18m x 2.08m)
Bathroom	7'10" x 6'3" (2.39m x 1.91m)
ON THE OUTSIDE	
Rear Garden	
Front Garden	
Driveway	

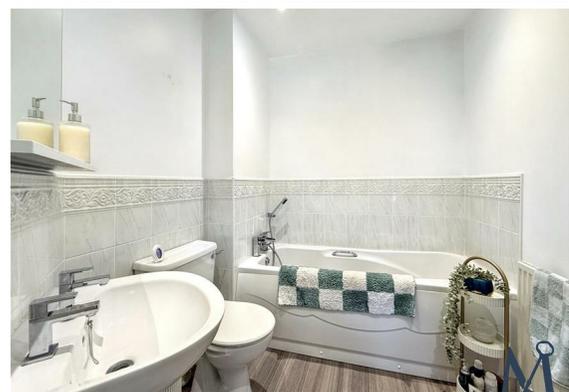
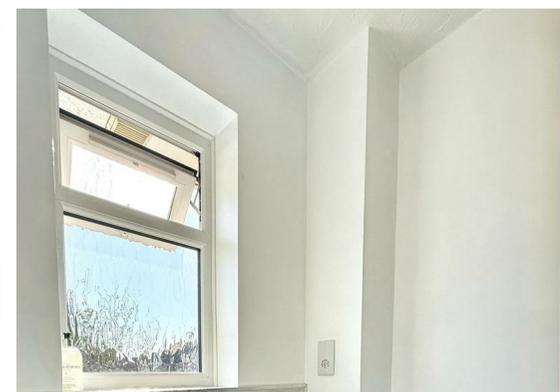


Key Features

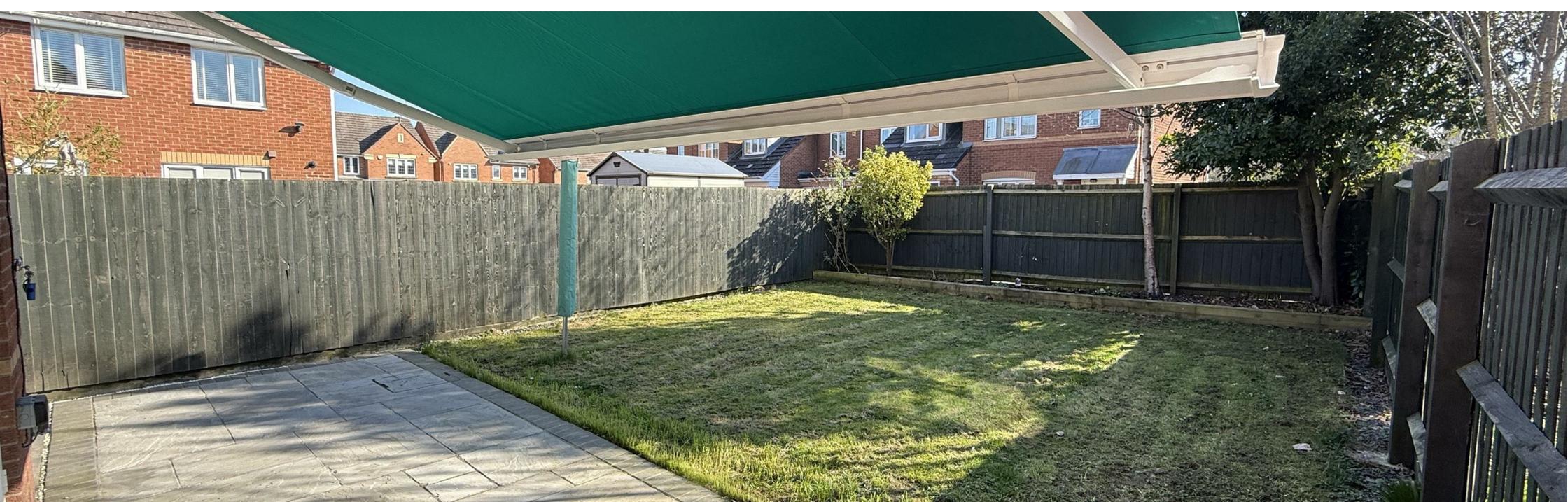
- Corner Cul-de-Sac Position
- Modern Dining Kitchen
- Parking for Multiple Vehicles
- Convenient Ground Floor W/C
- Adjacent To Neighbouring Play Area
- Ideal First Time Buyer Home
- Sun Lit Rear Garden
- En-suite Master Bedroom and Modern Family Bathroom
- Well Maintained & Beautifully Presented
- Virtual Property Tour Available



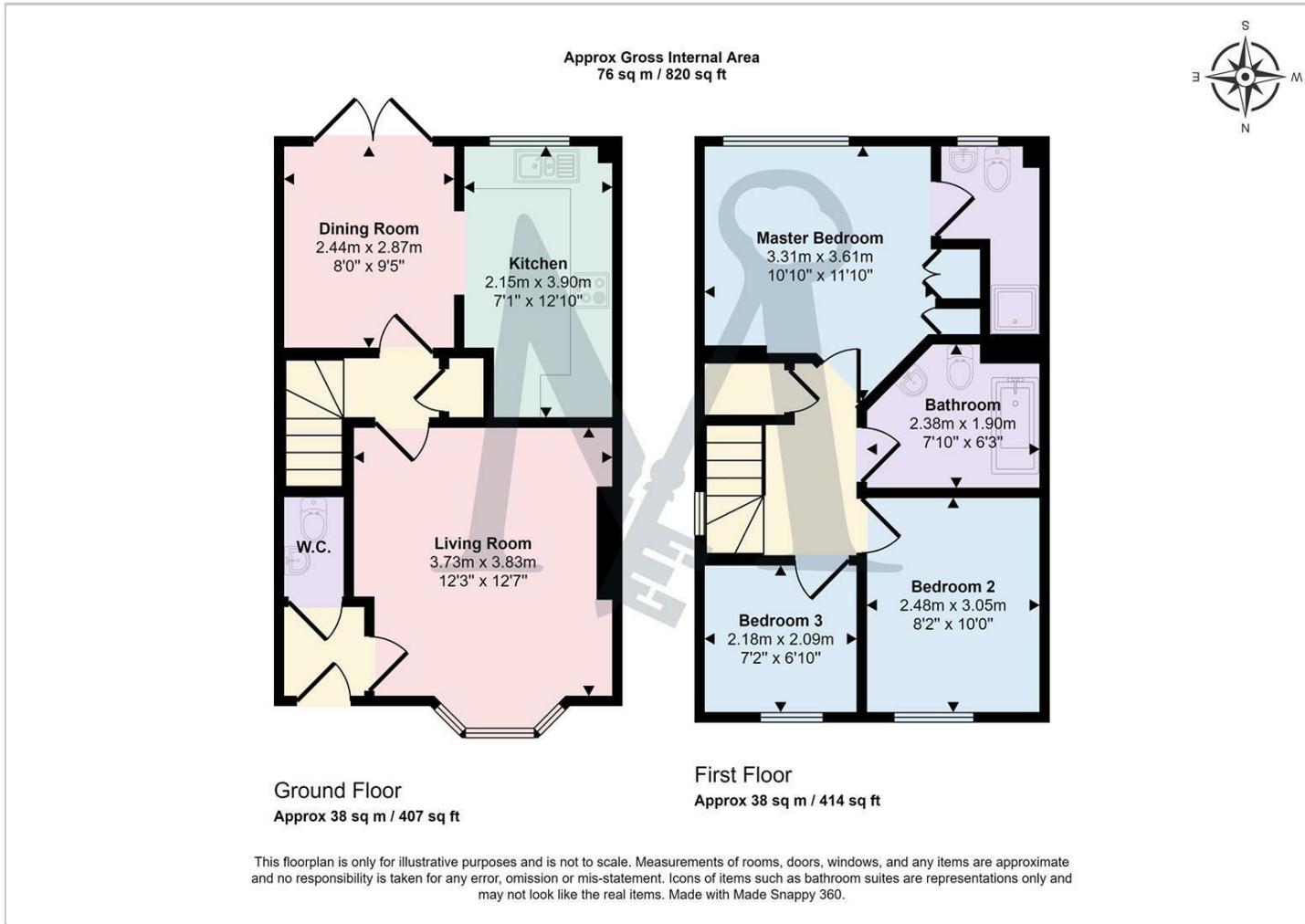




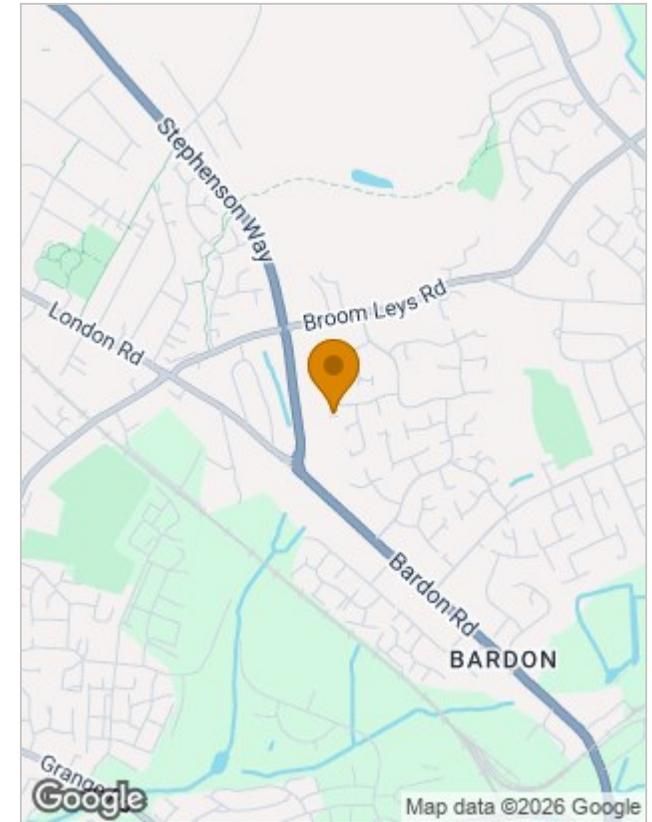




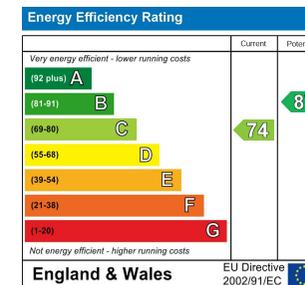
Floor Plans



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.