



11 Moon Avenue, Coalville, LE67 2LW

£205,000





# Brief Description

£205,000

This MODERN semi-detached house nestled on the charming Moon Avenue, was built around 2022 and presents an EXCELLENT OPPORTUNITY for first-time buyers or those seeking a buy-to-let investment. The property boasts two spacious double bedrooms and a well-appointed family bathroom, making it a perfect fit for small families or professionals.

As you enter, the welcoming porch leads you into a STYLISH LIVING ROOM, where herringbone flooring and feature wall panelling create an inviting atmosphere. The TASTEFUL DECOR, curated by the current owners, enhances the home's appeal. The property also includes a conveniently located ground floor WC, adding to the practicality of the home.

At the rear, the CONTEMPORARY KITCHEN is a highlight, featuring sleek light grey gloss units, a stone-style worktop, and integrated appliances including an oven, dishwasher, washing machine, and fridge/freezer. French doors open onto the sunlit garden, seamlessly connecting indoor and outdoor living.

Upstairs, you will find two GENEROUSLY SIZED double bedrooms. The main bedroom is equipped with built-in wardrobes and an over-stair cupboard, providing ample storage. The second bedroom also features ATTRACTIVE wall panelling, adding character to the space. The family bathroom is fitted with a MODERN THREE-PIECE SUITE, including a mains shower over the bath, a WC, and a handbasin, all complemented by STYLISH half-tiled walls and ceiling spotlights.

Outside, the property is equally impressive. The front features a paved pathway with soft landscaping, while a SIDE-BY-SIDE DRIVEWAY accommodates parking for two vehicles. The SOUTH-WESTERLY FACING REAR GARDEN is a delightful retreat, complete with a paved patio, artificial lawn, garden shed, and a gravelled area, all enclosed by a secure fence.

Situated in a friendly neighbourhood, this property is close to local amenities, schools, and parks, making it an excellent choice for those who value community living.



## ON THE GROUND FLOOR

Entrance Porch

Living Room 13'0" x 12'1" (3.96m x 3.68m)

Ground Floor WC

Kitchen 12'8" x 7'6" (3.86m x 2.29m)

## ON THE FIRST FLOOR

Landing

Bedroom 1 11'0" x 9'5" (3.35m x 2.87m)

Bedroom 2 12'10" x 7'5" (3.91m x 2.26m)

Family Bathroom 6'4" x 6'0" (1.93m x 1.83m)





ON THE OUTSIDE

- Rear Garden
- Front Garden
- Driveway



## Key Features

- Two Double Bedrooms
- Contemporary Family Bathroom
- Fully Fitted Kitchen
- South-West Facing Rear Garden
- Side-By-Side Driveway Parking
- Modern Semi-Deatched Home
- Cosy Living Room
- Ground Floor WC
- Over Looking Playing Fields To Rear
- Virtual Property Tour Available





Brunch  
CLUB

SPICY  
HARICOURTES



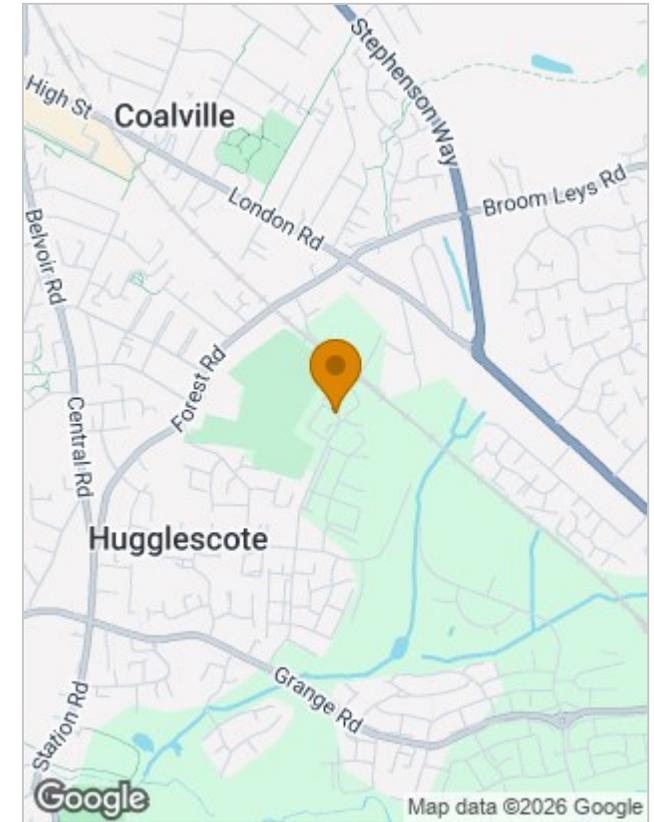




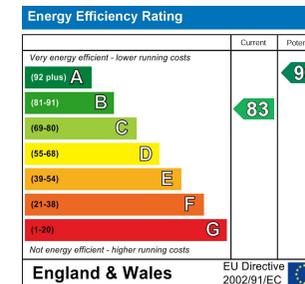
## Floor Plans



## 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.