



37 Hawthorne Drive, Coalville, LE67 1AW

£375,000

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Brief Description

£375,000

Offered available with NO UPWARD CHAIN, in the CHARMING VILLAGE of Thornton, this BEAUTIFULLY PRESENTED detached house overlooks fields where you may spot horses grazing. This property has been THOUGHTFULLY IMPROVED by the current owners, featuring FOUR GOOD SIZED BEDROOMS, a NEWLY INSTALLED bathroom and en-suite shower room, replacement windows & doors, boiler and fresh decoration throughout.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient ground floor WC. The GENEROUS LIVING ROOM boasts a bay window, a central fireplace with a gas fire, and elegant ceiling coving. French doors open into an EXTENDED CONSERVATORY, a delightful space filled with natural light, offering STUNNING VIEWS of the rear garden and surrounding fields, where you may even spot a horse grazing.

The VERSATILE DINING ROOM can easily serve as a playroom or home office, catering to your family's needs. The KITCHEN is equipped with MODERN cream gloss units, a wood effect worktop, and a Belling range-style double oven grill. It also features a built-in breakfast bar and ample space for appliances, all while providing LOVELY VIEWS of the garden through the rear window.

Upstairs, the master bedroom is generously sized and includes built-in wardrobes along with a STYLISH EN-SUITE. The additional three bedrooms are well-proportioned, perfect for relaxation. The family bathroom has been TASTEFULLY UPDATED with a contemporary three-piece suite, complete with stylish tiling and modern fixtures.

Externally, the WESTERLY-FACING REAR GARDEN combines sandstone patios with artificial lawn, creating a low-maintenance outdoor space, enclosed for privacy. The front garden is gravelled with a hedgerow, while the tarmacked DRIVEWAY offers parking for multiple vehicles and leads to a single DETACHED GARAGE with light and power supply.

Situated in a QUIET CUL-DE-SAC, within walking distance of Thornton Reservoir, Thornton Primary School & close to South Charnwood High School.



ON THE FIRST FLOOR

Entrance Hall

Ground Floor WC

Living Room 10'6" x 19'4" (3.20m x 5.89m)

Extended Conservatory 10'5" x 14'11" (3.18m x 4.55m)

Dining Room 8'10" x 11'9" (2.69m x 3.58m)

Kitchen 9'8" x 11'7" (2.95m x 3.53m)

ON THE FIRST FLOOR

Landing



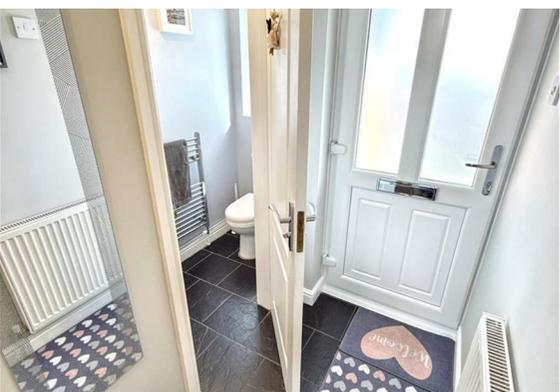
Master Bedroom	10'7" x 10'4" (3.23m x 3.15m)
En-Suite	2'10" x 8'10" (0.86m x 2.69m)
Bedroom 2	9'10" x 9'7" (3.00m x 2.92m)
Bedroom 3	10'7" x 6'11" (3.23m x 2.11m)
Bedroom 4	6'2" x 9'4" (1.88m x 2.84m)
Family Bathroom	6'4" x 6'3" (1.93m x 1.91m)
ON THE OUTSIDE	
Front Garden	
Rear Garden	
Driveway	
Garage	8'5" x 15'8" (2.57m x 4.78m)

Key Features

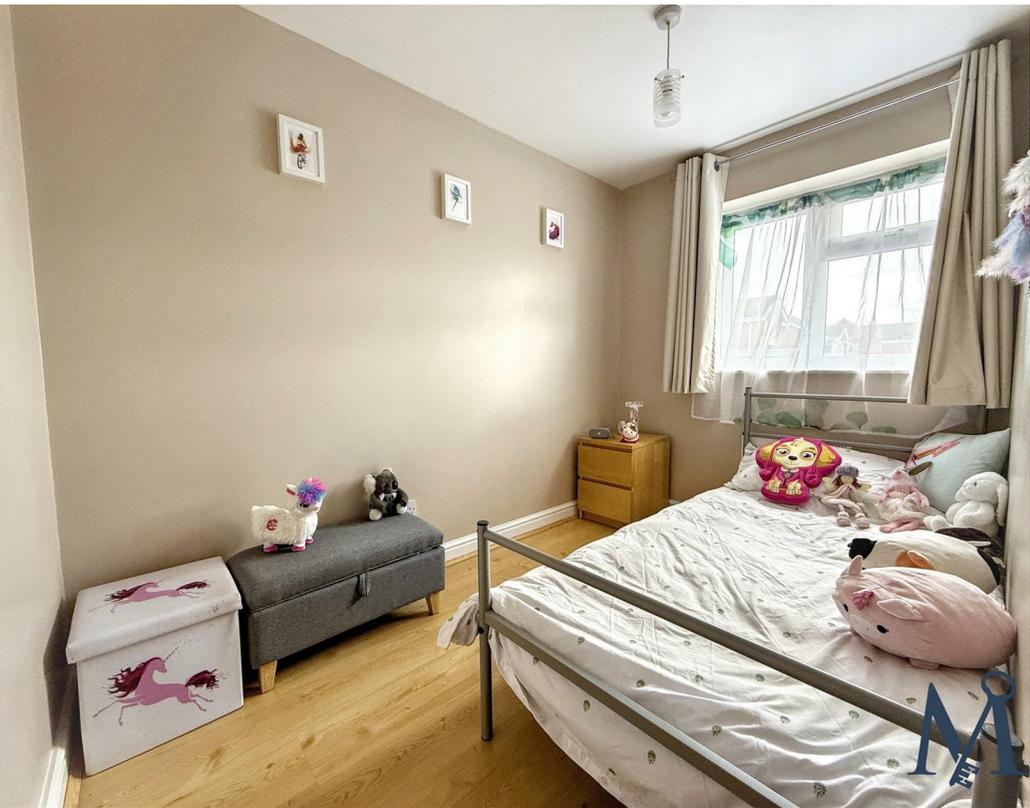
- Fantastic Field Views To Rear
- Quiet Cul-De-Sac Location
- Conservatory
- Modern Kitchen
- Brand New Family Bathroom
- Four Good Sized Bedrooms
- Spacious Living Room
- Separate Dining Room
- Recently Replaced En-Suite
- Large Driveway & Detached Garage





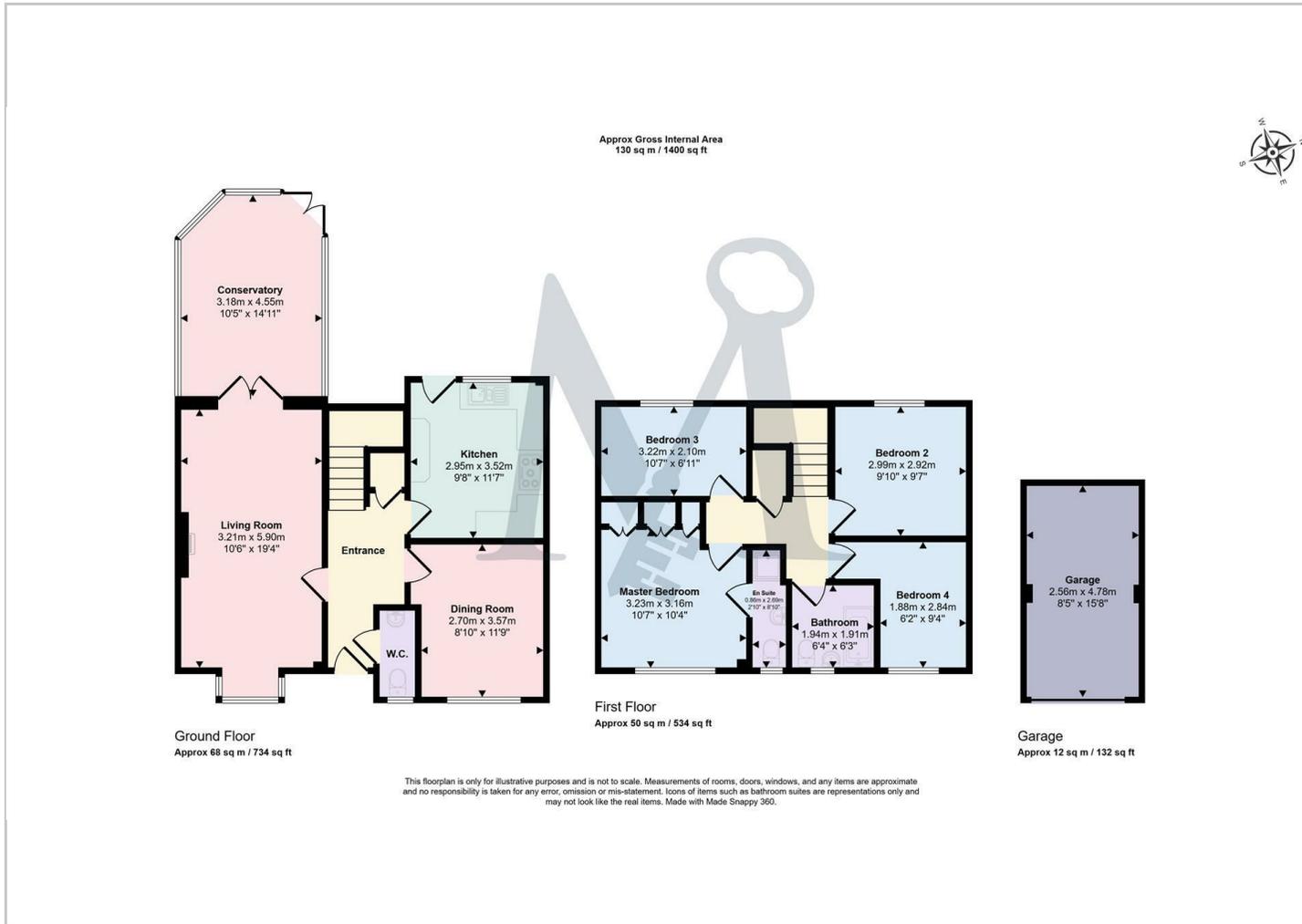




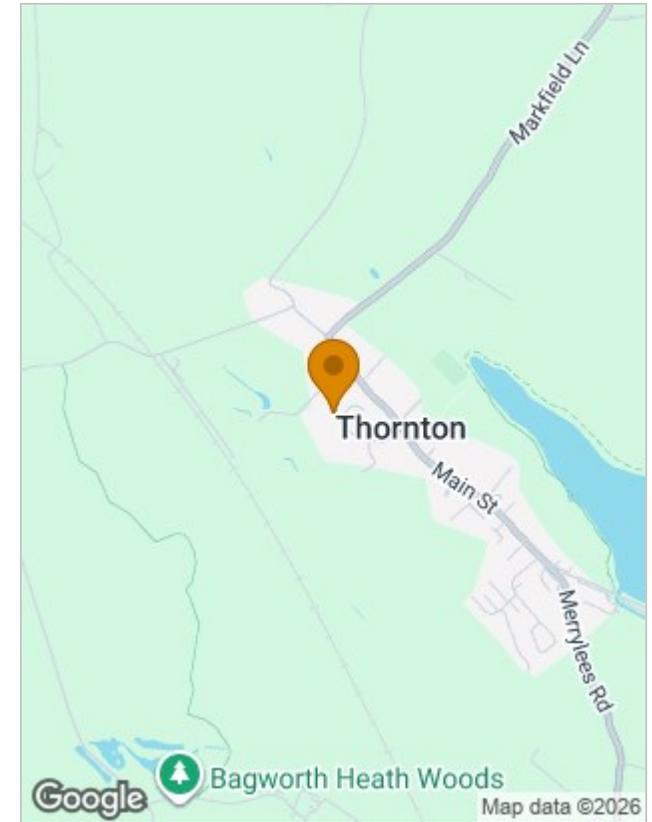




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.