



FOR SALE  
MAYNARD ESTATES

95 Silver Street, Coalville, LE67 5EX

£170,000

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# Brief Description

Located on Silver Street in the popular village of Whitwick, this delightful end terrace house presents an excellent opportunity for FIRST TIME BUYERS. Offered with NO UPWARD CHAIN, this RECENTLY REFURBISHED property boasts two spacious double bedrooms and a beautiful family bathroom.

The refurbishment includes a BRAND-NEW BOILER, ensuring efficient heating throughout the home. Newly laid carpets and freshly painted walls enhance the overall aesthetic, while the addition of internal oak doors adds a touch of elegance and warmth.

You are welcomed into a bright and airy open plan LIVING ROOM that integrates a dining area. The room is enhanced by a lovely fireplace and STYLISH ceiling spotlights, creating a warm and inviting atmosphere.

The adjoining DINING KITCHEN features a range of CONTEMPORARY light grey wall and base units complemented by a marble-style worktop. Equipped with a freestanding large oven, a five-ring gas hob with an extraction hood, and ample space for a washing machine and dryer, this kitchen is both functional and aesthetically pleasing.

The rear lobby provides convenient access to the garden and leads to the MODERN FAMILY BATHROOM, which boasts a luxurious four-piece suite. This includes a double walk-in shower, a panel bath, a WC, and a wash hand basin, all adorned with elegant marble-style aqua panelling and consistent laminate flooring continued from the kitchen.

Upstairs, the two DOUBLE BEDROOMS are freshly decorated and carpeted, offering a serene retreat for rest and relaxation.

The rear garden is a DELIGHTFUL outdoor space, featuring a lower paved patio area that leads up to a gravelled section and multiple lawned areas, all enclosed by a secure fence boundary. This garden is perfect for enjoying the outdoors or entertaining guests.

In summary, this end terrace house on Silver Street is a BEAUTIFULLY PRESENTED home that combines modern living with comfort, making it a must-see for anyone looking to settle in this lovely area.

£170,000



## ON THE FIRST FLOOR

|                     |                                |
|---------------------|--------------------------------|
| Living Room / Diner | 13'10" x 20'0" (4.22m x 6.10m) |
| Breakfast Kitchen   | 14'2" x 9'10" (4.32m x 3.00m)  |
| Rear Lobby          |                                |
| Family Bathroom     | 8'1" x 8'3" (2.46m x 2.51m)    |

## ON THE FIRST FLOOR

|           |                               |
|-----------|-------------------------------|
| Landing   |                               |
| Bedroom 1 | 11'1" x 10'8" (3.38m x 3.25m) |
| Bedroom 2 | 13'5" x 8'11" (4.09m x 2.72m) |

## ON THE OUTSIDE

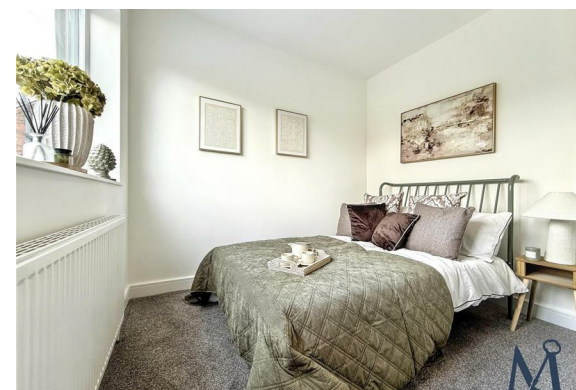
Rear Garden



## Key Features

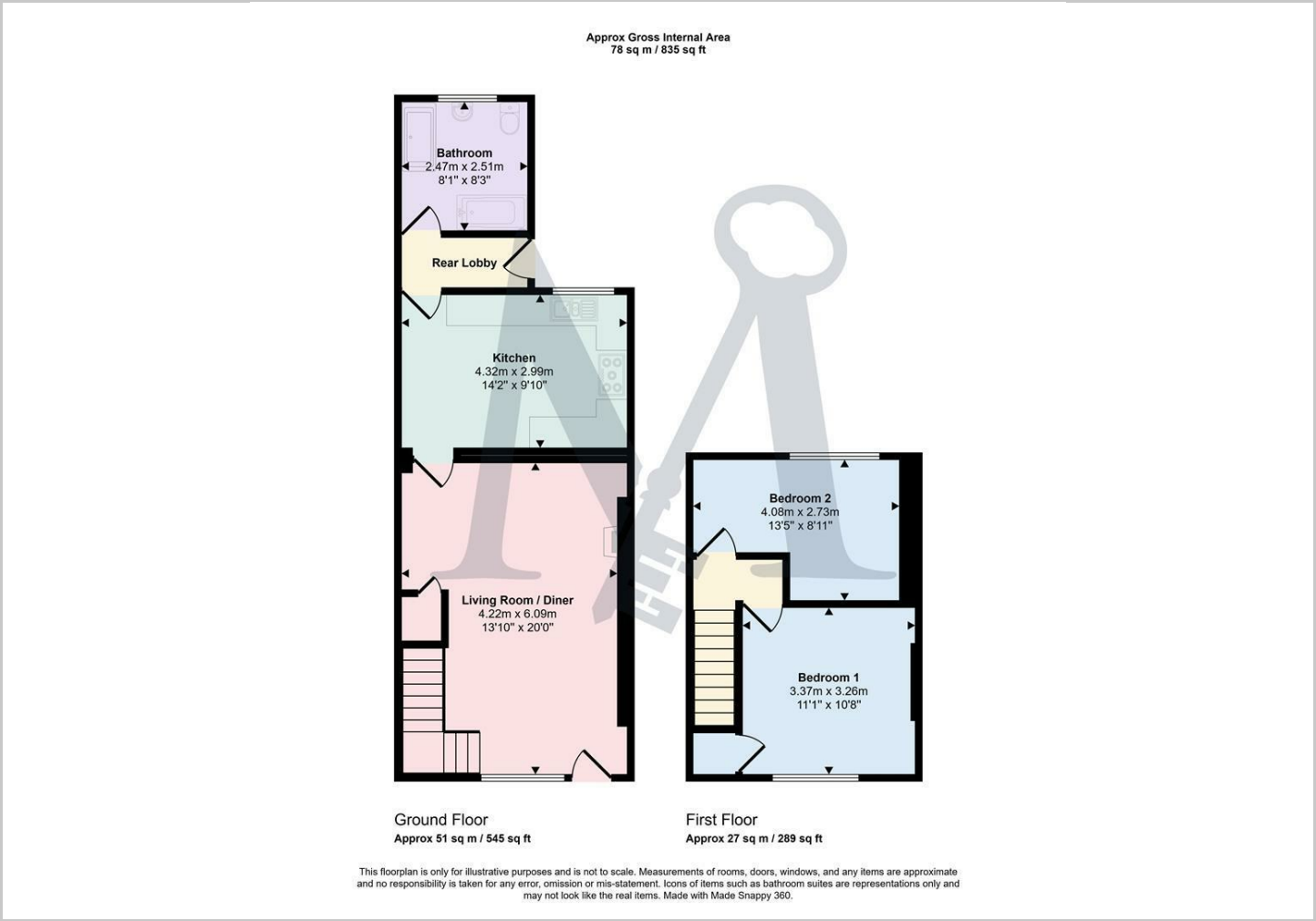
- Two Double Bedrooms
- Beautiful Dining Kitchen
- Large Garden To Rear
- Whitwick Village Location
- Brand New Boiler / Heating System
- Newly Renovated Home
- Stunning Four Piece Family Bathroom
- Available With No Upward Chain
- Lovely Spacious Living Room
- Virtual Property Tour Available







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

