



Ivy House Melbourne Road, Coalville, LE67 8JT

£650,000

5 3 1 B



Brief Description

This EXQUISITE FIVE-BEDROOM detached family home offers a blend of modern living and COUNTRYSIDE CHARM. Nestled in the EXCLUSIVE CUL-DE-SAC off Melbourne Road, Newbold Coleorton, with STUNNING VIEWS over neighbouring landscape.

The beautiful brick and oak canopy porch invites you into a welcoming entrance hall, adorned with OAK FLOORING and a striking oak staircase. The ground floor features a STYLISH WC with elegant wall panelling.

To the right, is the MAGNIFICENT COUNTRY-STYLE KITCHEN DINER. This space boasts grey shaker-style units, oak worktops, and a DOUBLE BELFAST SINK, complemented by a Stoves range cooker with a gas hob. The room is further enhanced by a feature oak ceiling beam and COUNTRY STONE flooring. A separate UTILITY ROOM provides added practicality.

The SPACIOUS LIVING ROOM features an oak beam, a charming BRICK FIREPLACE with a multi-fuel burning stove, and FRENCH DOORS that open onto the garden. A BEAUTIFUL BAY WINDOW offers picturesque views of the garden and field beyond.

On the first floor, a STUNNING GALLERIED LANDING leads to three double bedrooms, a VERSATILE DRESSING ROOM that could serve as an OFFICE, and a LAVISH FAMILY BATHROOM. The master bedroom enjoys its own en-suite and DELIGHTFUL FIELD VIEWS. The second floor houses two additional bedrooms and a NEWLY INSTALLED shower room, ideal for guests or as a PRIVATE SUITE.

Externally, the south-easterly facing GARDEN is a delightful space featuring paved patios, a large lawn, a children's play area, and a VERSATILE SUMMER HOUSE. AMPLE PARKING is provided by a driveway leading to a SPACIOUS DOUBLE GARAGE. Whilst an additional hard standing area offers further parking or storage options.

A standout feature is the GRANTED PLANNING PERMISSION for a two-storey extension and a GARAGE LOFT CONVERSION. In addition to its expansion potential, the property is equipped with a NEWLY INSTALLED EV CHARGING POINT. Furthermore, a NEWLY INSTALLED AIR SOURCE HEAT SYSTEM contributes TO ENERGY EFFICIENCY

£650,000



ON THE FIRST FLOOR

Entrance Hall

Ground Floor WC

Open-Plan Kitchen, Living, Diner 12'7" x 26'9" (3.84m x 8.15m)

Utility Room 6'10" x 6'8" (2.08m x 2.03m)

Spacious Living Room 12'5" x 22'5" (3.78m x 6.83m)

ON THE FIRST FLOOR

Galleried Landing

Master Bedroom 8'11" x 15'11" (2.72m x 4.85m)

En-Suite

Dressing Room 7'10" x 6'2" (2.39m x 1.88m)

Bedroom 3 9'3" x 11'3" (2.82m x 3.43m)



Bedroom 4 9'3" x 10'7" (2.82m x 3.23m)
 Family Bathroom 9'0" x 6'8" (2.74m x 2.03m)

ON THE SECOND FLOOR

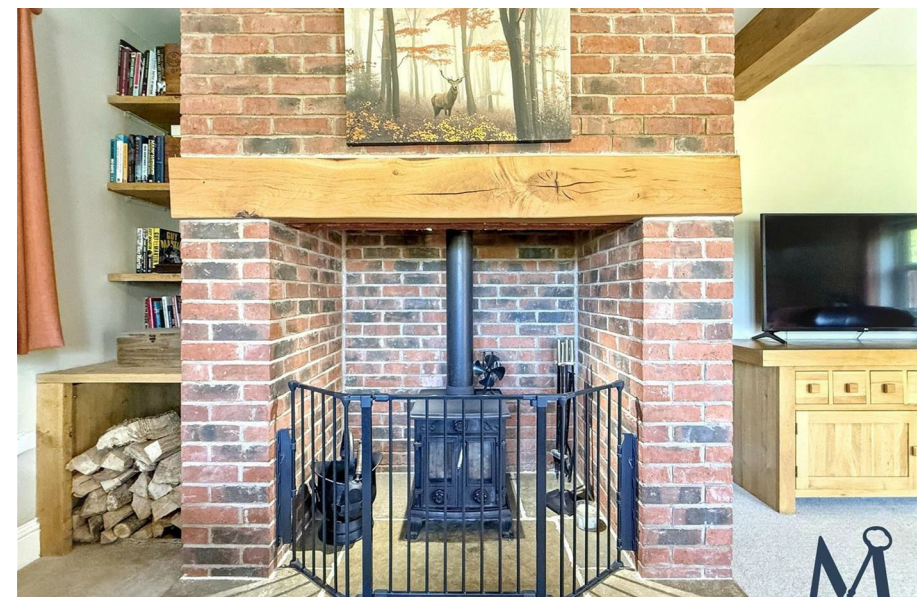
Landing
 Bedroom 2 12'8" x 12'4" (3.86m x 3.76m)
 Bedroom 5 7'9" x 12'4" (2.36m x 3.76m)
 Shower Room

ON THE OUTSIDE

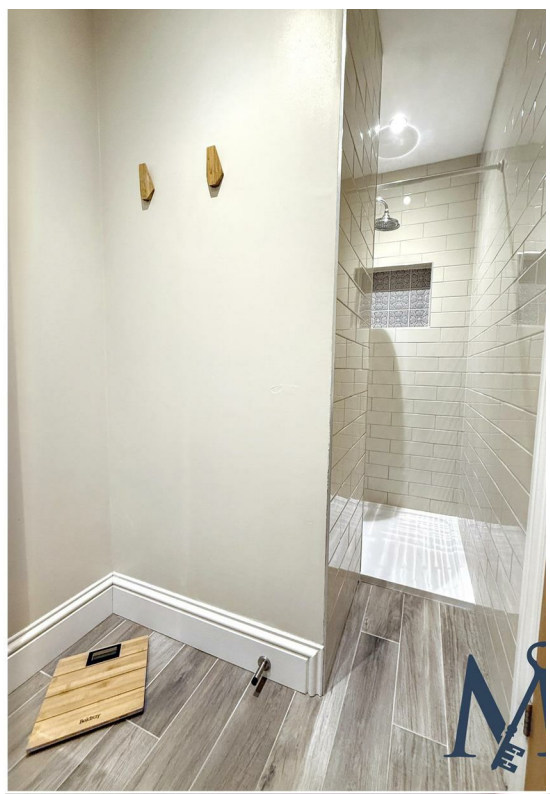
Front & Side Gardens
 Rear Garden
 Summer House 9'11" x 9'3" (3.02m x 2.82m)
 Driveway
 Double Garage 19'4" x 17'0" (5.89m x 5.18m)

Key Features

- Fantastic Family Home With Stunning Countryside Views
- Five Generously Sized Bedrooms
- Spacious Living Room With Feature Bay Window
- Three Bathrooms, Including Master En-Suite
- Sought-After Edge Of Village Location
- Exclusive Development Of Just Three Properties
- Impressive Open-Plan Kitchen, Living, Diner
- Ground Floor WC & Separate Utility
- Double Garage With Side-By-Side Driveway Parking
- Virtual Property Tour Available





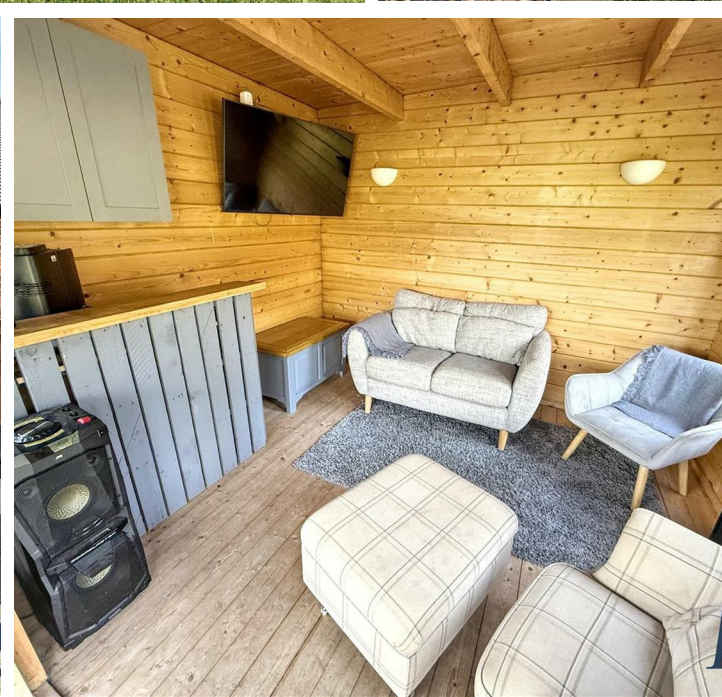










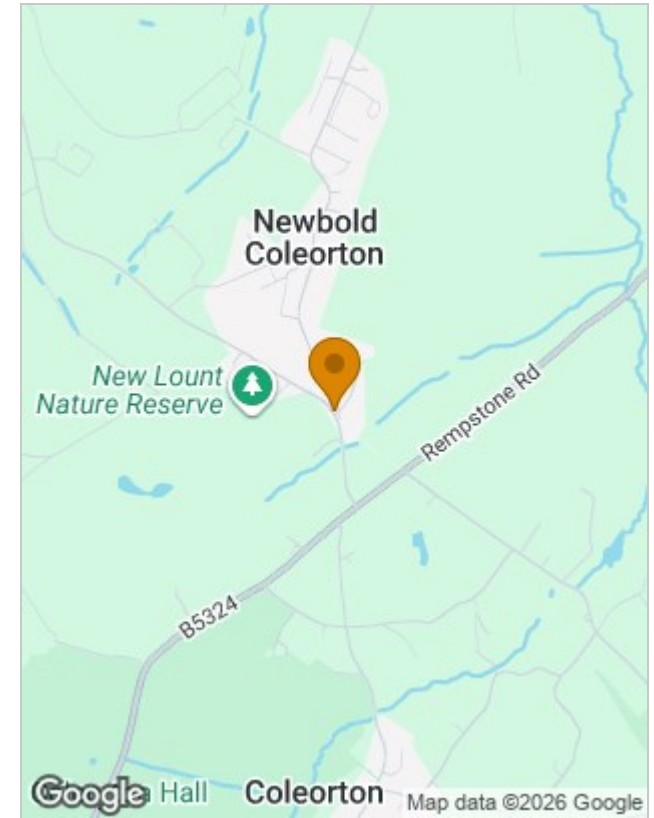




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(69-80) C			
(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.

2-4 North Street, Whitwick, Coalville, Leicestershire, LE67 5HA
Tel: 01530 682886 Email: sales@maynardestates.co.uk maynardestates.co.uk