



96 Bakewell Street  
, Coalville, LE67 3BA

£220,000



## Brief Description

This three-bedroom detached house positioned on Bakewell Street in Coalville, offers a delightful blend of modern living and classic features. The property has been RECENTLY RENOVATED, presenting beautifully throughout. IDEALLY SITUATED on the edge of the town centre and AVAILABLE WITH NO UPWARD CHAIN, making it a PERFECT CHOICE for first-time buyers or those looking to downsize.

Upon entering, you are greeted by a WELCOMING PORCH adorned with period feature tiled flooring, leading into a spacious entrance hall with STYLISH wood LVT flooring. The living room boasts a BAY FRONTED window, a feature fireplace, and tall ceilings with elegant coving, creating a warm and inviting atmosphere. The adjacent dining room continues the theme with the same tasteful flooring, a CHARMING FIREPLACE, and ample space for family gatherings.

At the rear of the house, the kitchen is a MODERN DELIGHT, featuring a range of contemporary wall and base units, space for appliances, and a stylish tiled splashback. The open aspect into the SNUG AREA enhances the sense of space, and the snug also includes a UTILITY AREA that complements the kitchen's aesthetics, along with convenient access to the garden.

The first floor hosts two well-proportioned bedrooms and a LUXURIOUS FAMILY BATHROOM, which is a true highlight of the home. This STUNNING four-piece suite includes a bath, separate shower, hand basin, and WC, all finished with feature tile flooring and walls, along with built-in shelving and ceiling spotlights. The second floor reveals a VERSATILE THIRD BEDROOM, perfect for use as an office, playroom, or as needed.

Outside, the REAR GARDEN is designed for easy maintenance, featuring a paved patio and lawn within an enclosed fenced boundary, ideal for enjoying the outdoors. The front courtyard garden provides a PLEASANT SEPARATION from the road, enhancing the property's curb appeal. This beautifully presented home is ready to welcome its new owners.





ON THE GROUND FLOOR

Entrance Porch

Entrance Hall

Living Room  
10'9" x 13'9" (3.28m x 4.19m)

Dining Room  
11'4" x 12'2" (3.45m x 3.71m)

Kitchen  
8'5" x 10'6" (2.57m x 3.20m)

Snug Area  
8'4" x 7'10" (2.54m x 2.39m)

ON THE FIRST FLOOR

Landing

Bedroom 1  
14'10" x 11'5" (4.52m x 3.48m)

Bedroom 2  
8'8" x 12'4" (2.64m x 3.76m)

Family Bathroom  
8'2" x 10'9" (2.49m x 3.28m)

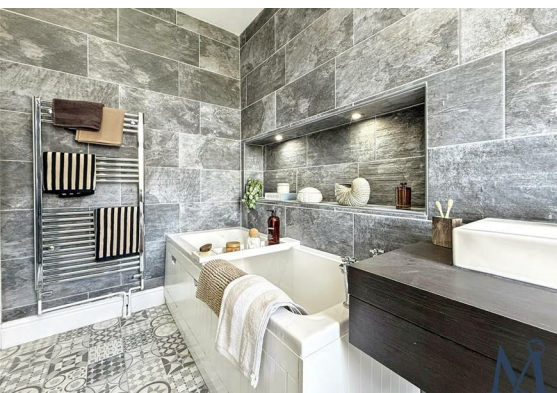
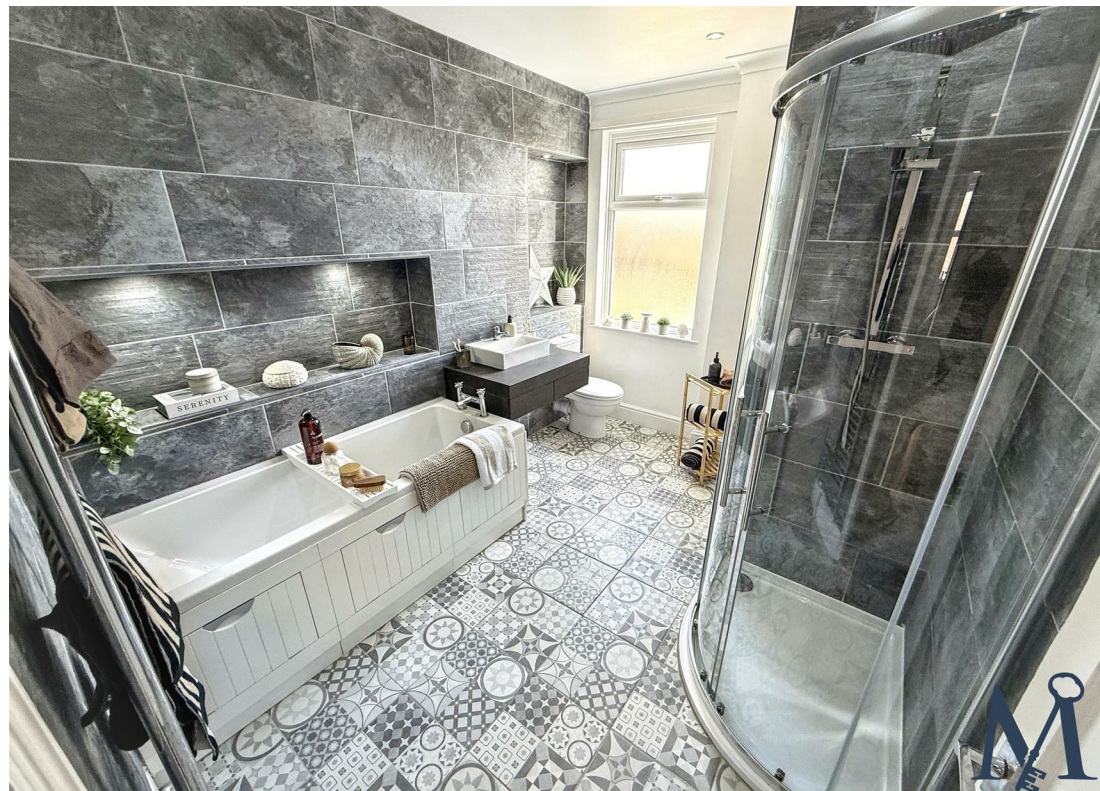
ON THE SECOND FLOOR

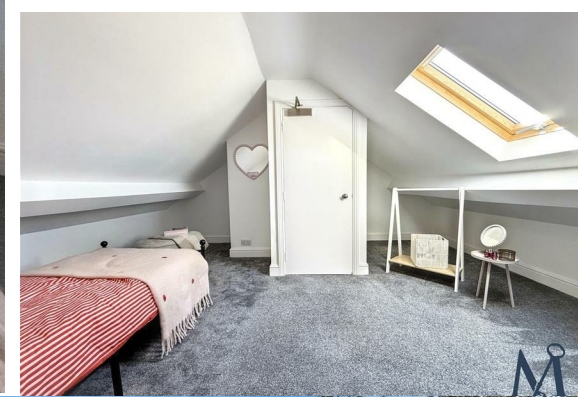
Bedroom 3  
14'1" x 16'4" (4.29m x 4.98m)

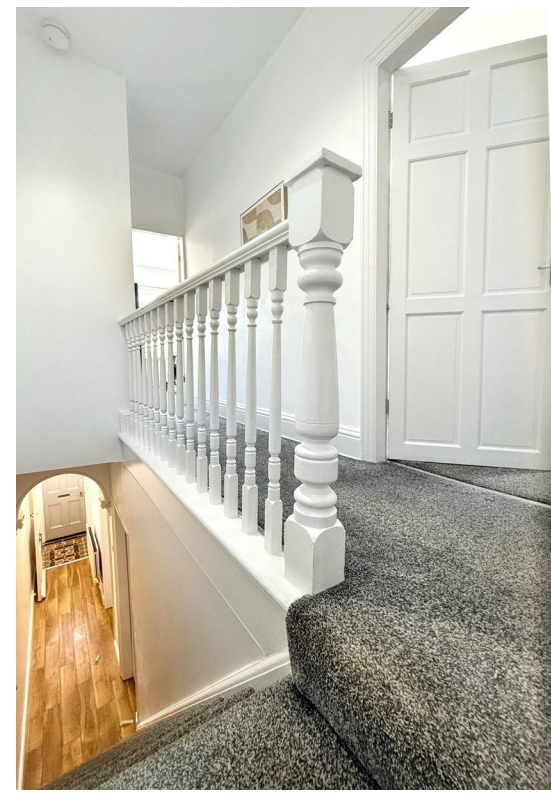
ON THE OUTSIDE

Front Garden

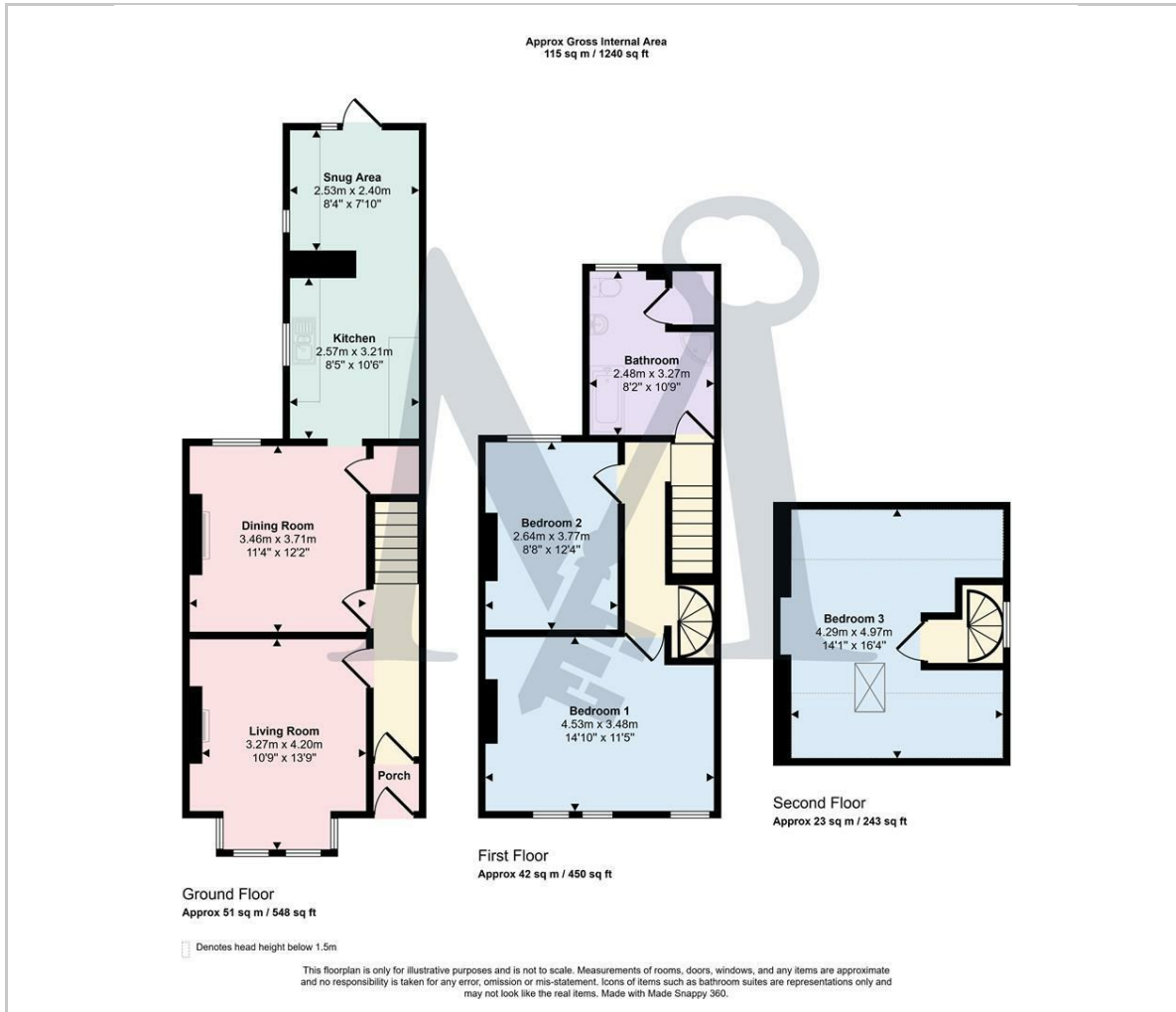
Rear Garden







## Floor Plan



## 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.

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## Area Map



## Energy Efficiency Graph

