



221 Brooks Lane, Coalville, LE67 5DZ

£215,000

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Brief Description

Positioned on Brooks Lane in the POPULAR VILLAGE of Whitwick, this delightful end terrace home is an ideal choice for FIRST-TIME BUYERS. With three well-proportioned bedrooms and two inviting reception rooms, this home is both SPACIOUS AND WELCOMING. The interior is thoughtfully presented, featuring elegant OAK INTERNAL DOORS, with an abundance of CHARACTER AND CHARM throughout.

As you enter, you are greeted by a living room that boasts TALL CEILINGS adorned with EXPOSED BEAMS, creating a warm and inviting atmosphere. The brick chimney breast, complete with a MULTI-FUEL BURNING STOVE, adds a touch of rustic charm. Adjacent to the living room, the dining room features another STUNNING central fireplace with exposed brickwork and beams, FRESHLY DECORATED to enhance its appeal.

The KITCHEN, located at the rear of the property, is designed in a COTTAGE STYLE, featuring wall and base units, complemented by a STYLISH tile splashback. The newly installed Worcester Bosch boiler ensures efficiency, while oak wooden worktops add a touch of elegance. Being dual aspect with a door leads directly to the rear garden, making it convenient for outdoor entertaining.

On the first floor, the main bedroom is a GENEROUS DOUBLE, showcasing exposed feature floorboards and high ceilings. The second bedroom is also a double, providing ample space for family or guests. The bathroom is a BEAUTIFULLY APPOINTED three-piece suite, featuring an oval roll-top bath, a wall-mounted shower, and a stylish vanity hand basin, all set against a backdrop of tasteful tiling.

The THIRD BEDROOM, located on the second floor, benefits from Velux windows and wood flooring, creating a bright and airy space.

Outside, the rear garden is a PRIVATE OASIS, featuring a combination of paved patios and a lawned area, bordered by a hedgerow and fencing, ensuring seclusion. A decked patio area provides an ideal spot for relaxation. The front garden is a CHARMING COURTYARD, enclosed by a brick wall with gated access

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ON THE GROUND FLOOR

Living Room	14'1" x 11'8" (4.29m x 3.56m)
Dining Room	13'9" x 11'10" (4.19m x 3.61m)
Kitchen	7'10" x 15'7" (2.39m x 4.75m)

ON THE FIRST FLOOR

Landing	
Bedroom 1	16'4" x 12'0" (4.98m x 3.66m)
Bedroom 2	10'7" x 12'2" (3.23m x 3.71m)
Family Bathroom	7'8" x 10'8" (2.34m x 3.25m)

ON THE SECOND FLOOR

Bedroom 3	16'1" x 12'6" (4.90m x 3.81m)
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ON THE OUTSIDE

Front Garden

Rear Garden

Key Features

- Three Double Bedrooms
- Living Room With Log Burner
- Extended Kitchen
- Popular Whitwick Village Location
- Well Presented Accommodation Throughout
- Stunning Family Bathroom
- Dining Room With Log Burner
- Full Of Character & Charm
- Private Garden To The Rear
- Virtual Property Tour Available





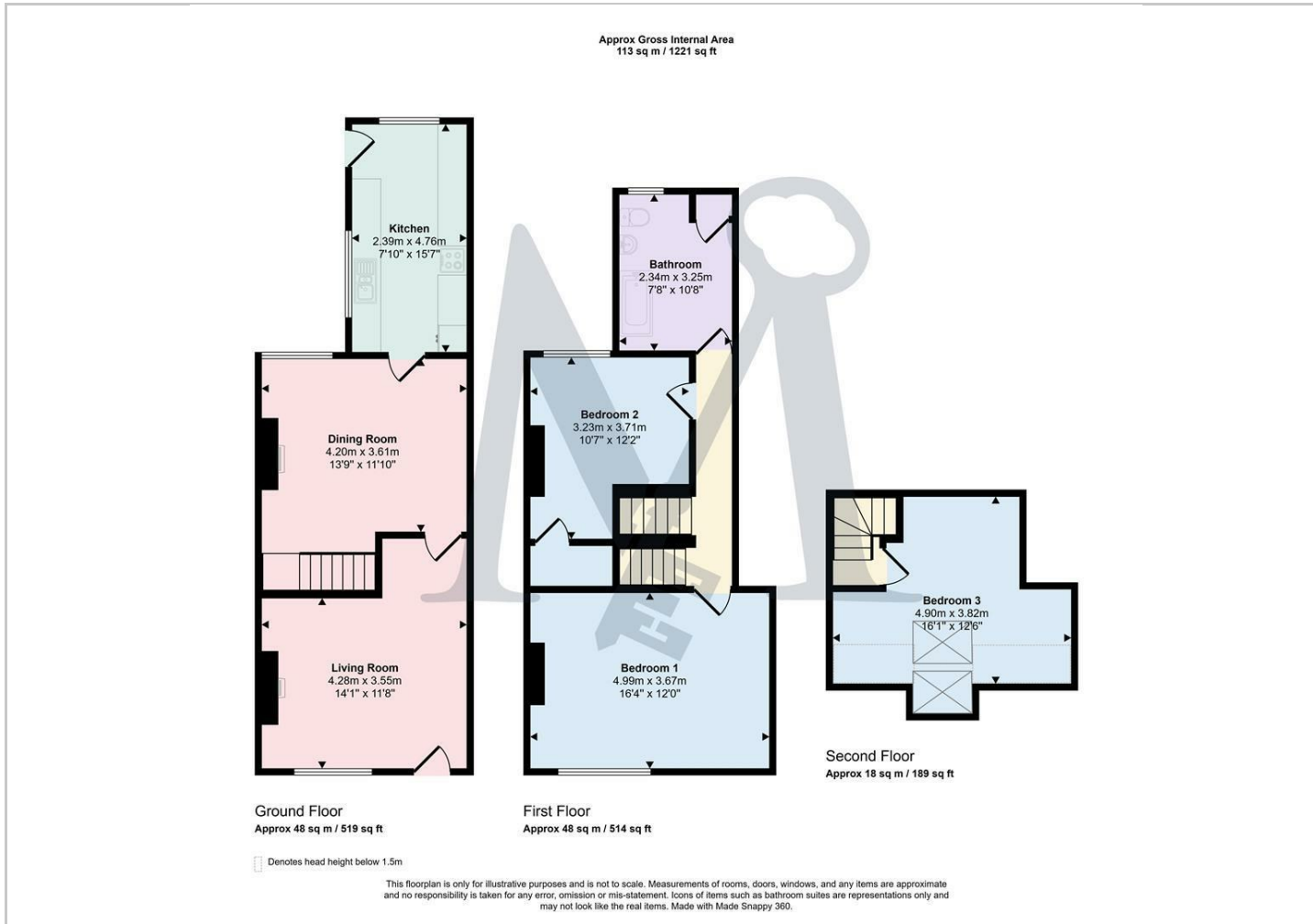




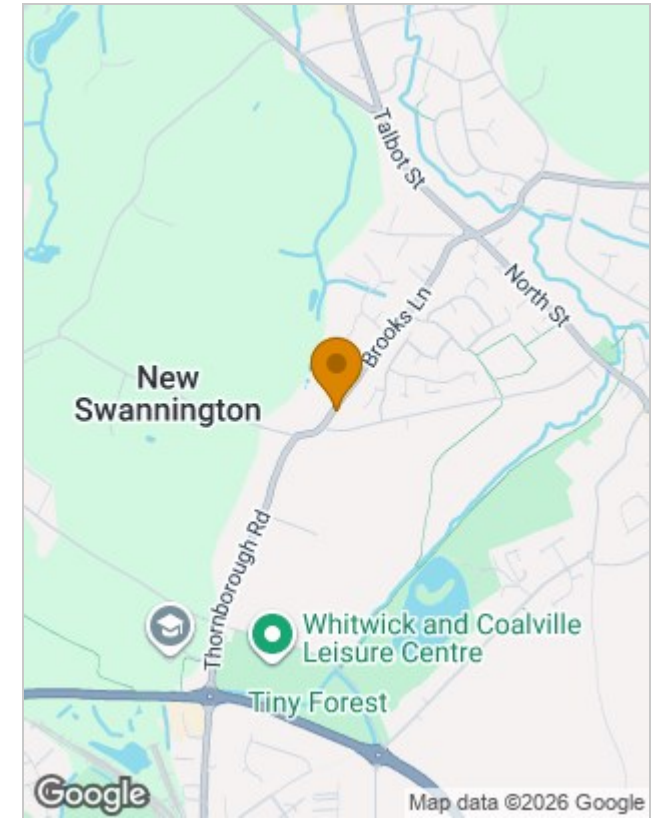




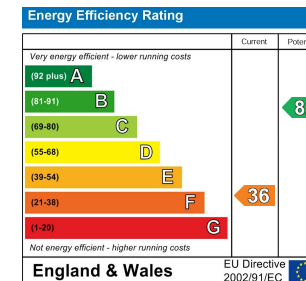
Floor Plans



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.

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