



154 Crescent Road, Coalville, LE67 2BD

£180,000

2 1 1





# Brief Description

£180,000

This CHARMING semi-detached home is beautifully presented and THOUGHTFULLY IMPROVED by the current owners. Full of Character with high ceilings, elegant ceiling roses, large bay windows and solid oak internal doors, the property offers a warm and inviting atmosphere from the moment you step inside.

You enter into the welcoming central hallway with wooden flooring and staircase rising to the first floor. To the left, access to a light and airy living room featuring a bay window and a multi fuel stove with brick surround and oak mantle above, surrounded by built in storage.

To the right, an impressive open plan kitchen and dining area forms the HEART OF THE HOME, complete with a central multi fuel stove. The kitchen is fitted in a dark blue country style shaker design, complemented by oak worktops, a one and a half bowl sink with mixer tap, a four ring gas hob with extractor above and oven below, tiled splashbacks, and integrated fridge and freezer. A tiled floor runs throughout, leading to a practical separate utility room with a range of units along with space for a washing machine.

Upstairs, the main bedroom is a large double with a front facing window, while the second double bedroom overlooks the rear and benefits from useful over stairs storage. The recently updated family bathroom is a stand out feature, fitted with a LUXURIOUS four piece suite including a walk-in double shower with slate effect aqua panelling, mains rainfall and handheld shower, a claw foot roll top bath, wash basin, WC, and a heated towel rail. Sensor downlights add a contemporary finishing touch, and a Worcester combination boiler is neatly housed within a storage cupboard.

Outside, there is enclosed landscaped rear garden is the ideal outside space with a sandstone patio, raised decking and garden shed, accessed through a side gate. To the front there is a gravel courtyard finished with a low level boundary wall.



## ON THE GROUND FLOOR

Entrance Hall

Living Room

11'5" x 12'11" (3.5 x 3.94)

Dining Area

12'2" x 11'10" (3.71 x 3.63)

Kitchen

7'9" x 10'3" (2.38 x 3.14)

Utility

7'6" x 7'0" (2.3 x 2.15)

## ON THE FIRST FLOOR

Bedroom 1

12'4" x 13'1" (3.78 x 3.99)

Bedroom 2

9'4" x 12'2" (2.87 x 3.71)

Bathroom

7'7" x 10'4" (2.33 x 3.16)

## ON THE OUTSIDE

Rear Garden

Front Garden



## Key Features

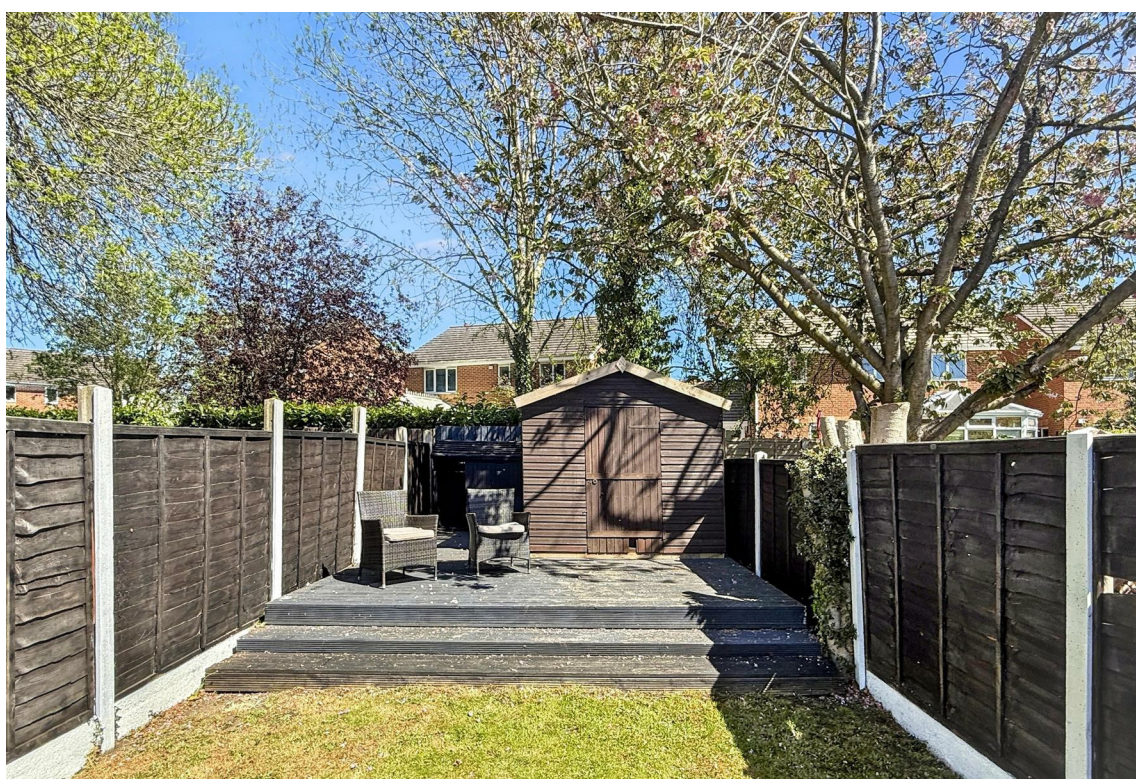
- Two Double Bedrooms
- Large Landscaped Rear Garden
- Open Plan Kitchen/Diner
- Separate Utility Room
- Log Burner in Each Reception Room
- Stunning Four Piece Bathroom
- Bay Front Living Room
- Modern Fitted Kitchen
- Full of Character & Charm
- Virtual Property Tour Available



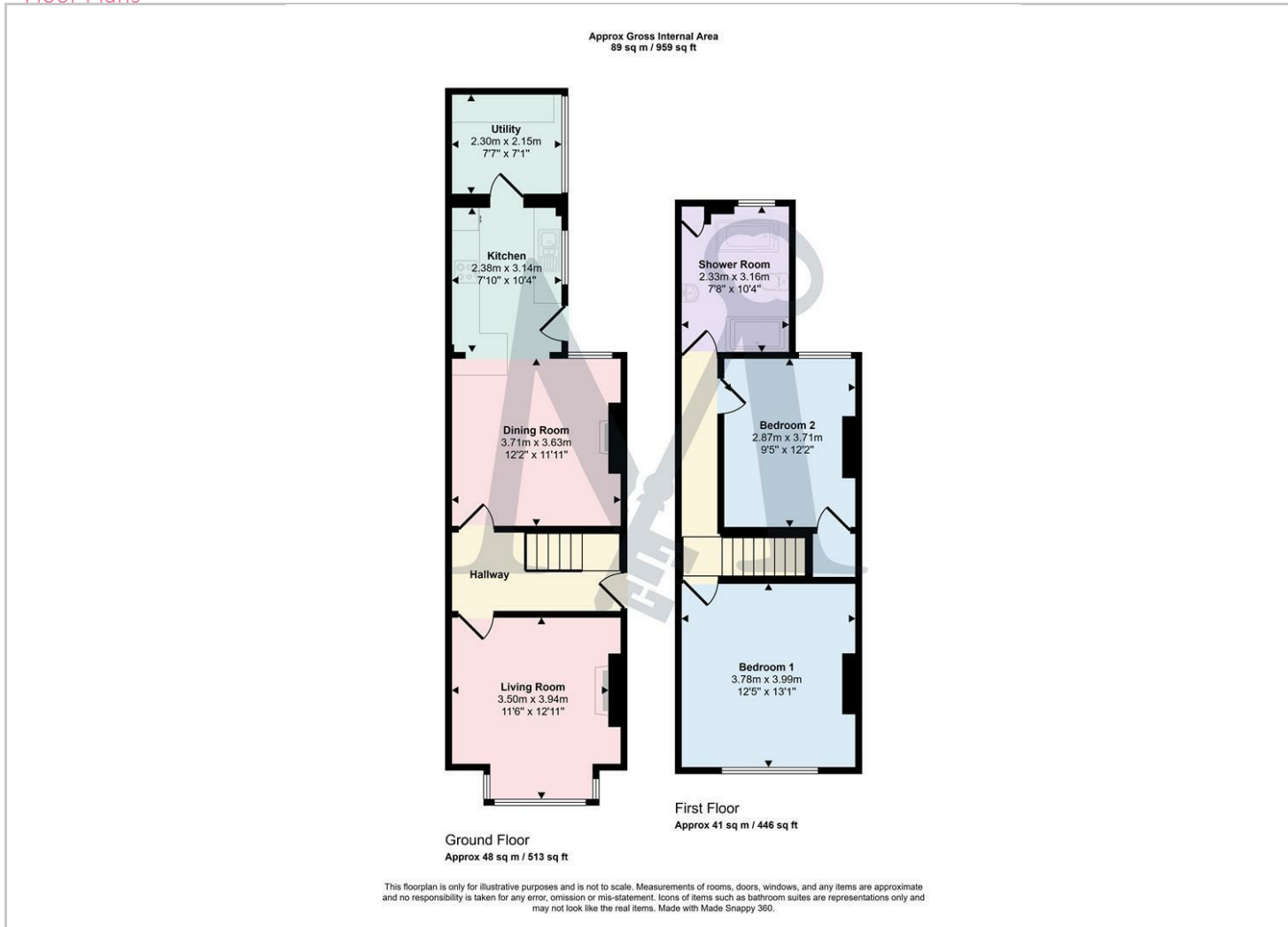
PADDINGTON STATION







## Floor Plans



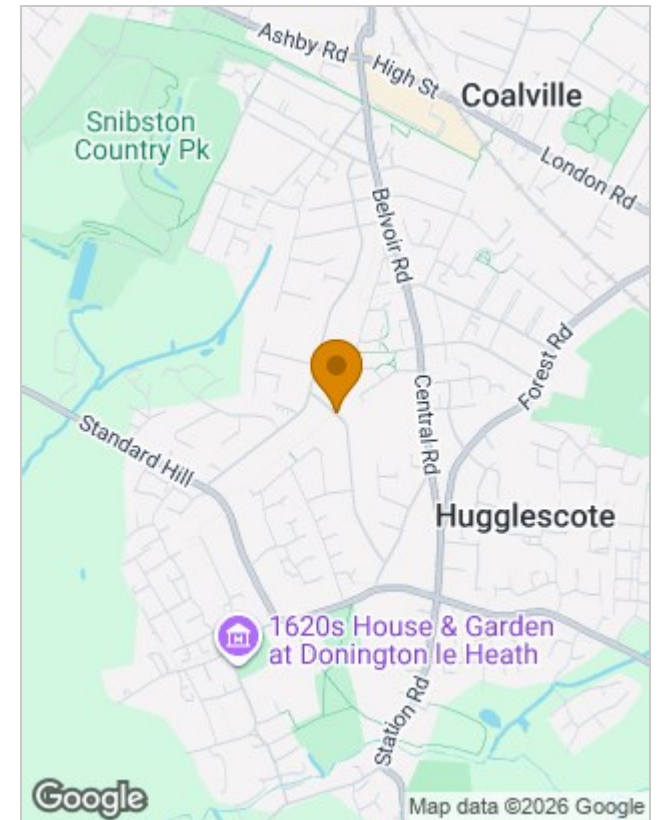
## Viewing

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

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