



MAYNARD
ESTATES



89 Rosslyn Road
Whitwick, Coalville, LE67 5PU

£350,000



Brief Description

This BEAUTIFULLY PRESENTED AND EXTENDED three bedroom detached family home enjoys a sought after position with stunning uninterrupted woodland views and a superb landscaped rear garden. Offering spacious and versatile accommodation, ample off road parking and a larger than average single garage, the property is ideal for families seeking both comfort and outdoor space.

The ground floor comprises a welcoming entrance hall, a cosy living room with a multi fuel burning stove, and a MODERN OPEN PLAN KITCHEN/DINING ROOM fitted with stylish dove grey gloss units, granite worktops, integrated double oven and induction hob. The dining area flows into a spacious family/garden room with French doors opening onto the rear patio, creating an excellent space for entertaining. A utility area and ground floor WC complete the ground floor accommodation.

To the first floor are three well proportioned bedrooms, including a generous main bedroom with fitted wardrobes and dressing table, and a second double bedroom enjoying BEAUTIFUL WOODLAND VIEWS. The contemporary shower room has been recently refitted to a high standard and features a walk in double shower, vanity unit and WC.

Externally, the property benefits from a block paved driveway and gravelled frontage providing PARKING FOR MULTIPLE VEHICLES.

The standout rear garden has been thoughtfully landscaped to create a private and tranquil setting, backing directly onto woodland with gated access perfect for dog walkers and nature lovers. Features include generous lawns, porcelain paved patios, decorative gravel areas, planted borders and a substantial timber garden pavilion on a decked patio, ideal for relaxing or entertaining.

Further benefits include a LARGER THAN AVERAGE SINGLE GARAGE with power, lighting, side access and additional storage space.

A fantastic opportunity to acquire a spacious family home in a peaceful setting with exceptional outdoor space and woodland views.





ON THE GROUND FLOOR

Entrance Hall

Living Room
11'7" x 12'9" (3.55 x 3.9)

Kitchen
9'8" x 12'9" (2.96 x 3.9)

Dining Area
18'5" x 7'10" (5.63 x 2.41)

Family Room
11'10" x 8'3" (3.62 x 2.53)

Utility
7'6" x 5'5" (2.29 x 1.66)

WC

ON THE FIRST FLOOR

Landing

Bedroom One
10'11" x 13'5" (3.34 x 4.1)

Bedroom Two
10'1" x 11'8" (3.08 x 3.57)

Bedroom Three
7'4" x 9'1" (2.24 x 2.79)

Shower Room
7'10" x 5'4" (2.39 x 1.64)

ON THE OUTSIDE

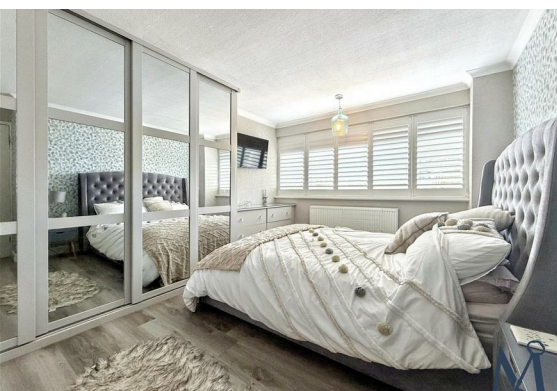
Front Garden

Driveway

Room
12'0" x 11'1" (3.66 x 3.38)

Single Garage
9'9" x 15'1" (2.98 x 4.61)

Rear Garden

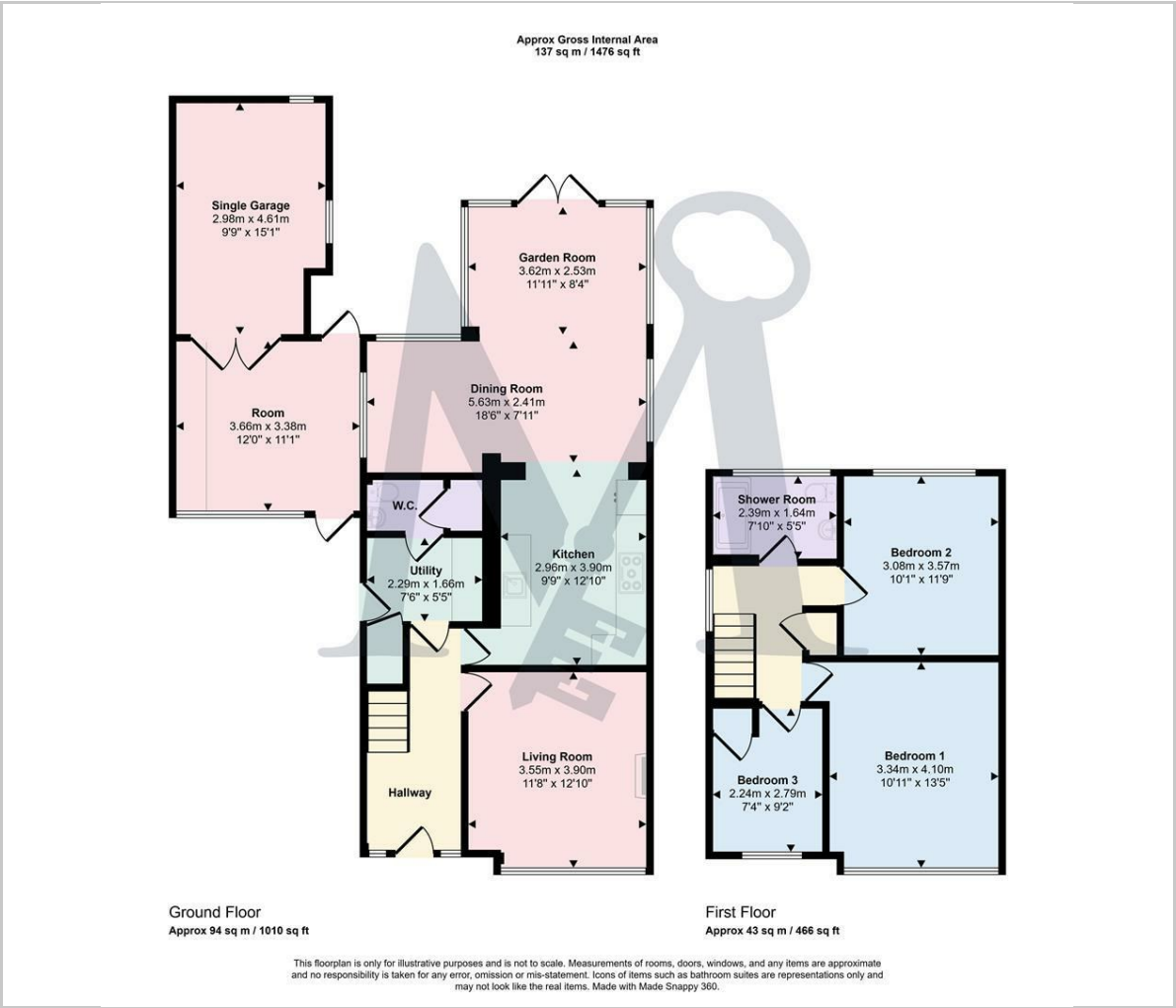








Floor Plan



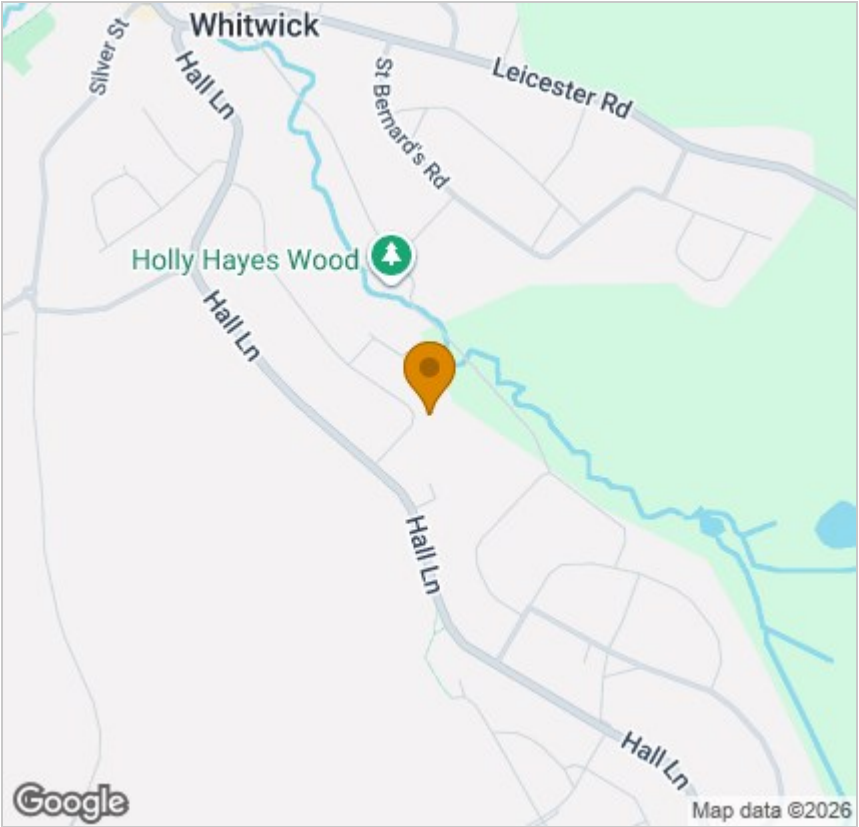
Viewing

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

