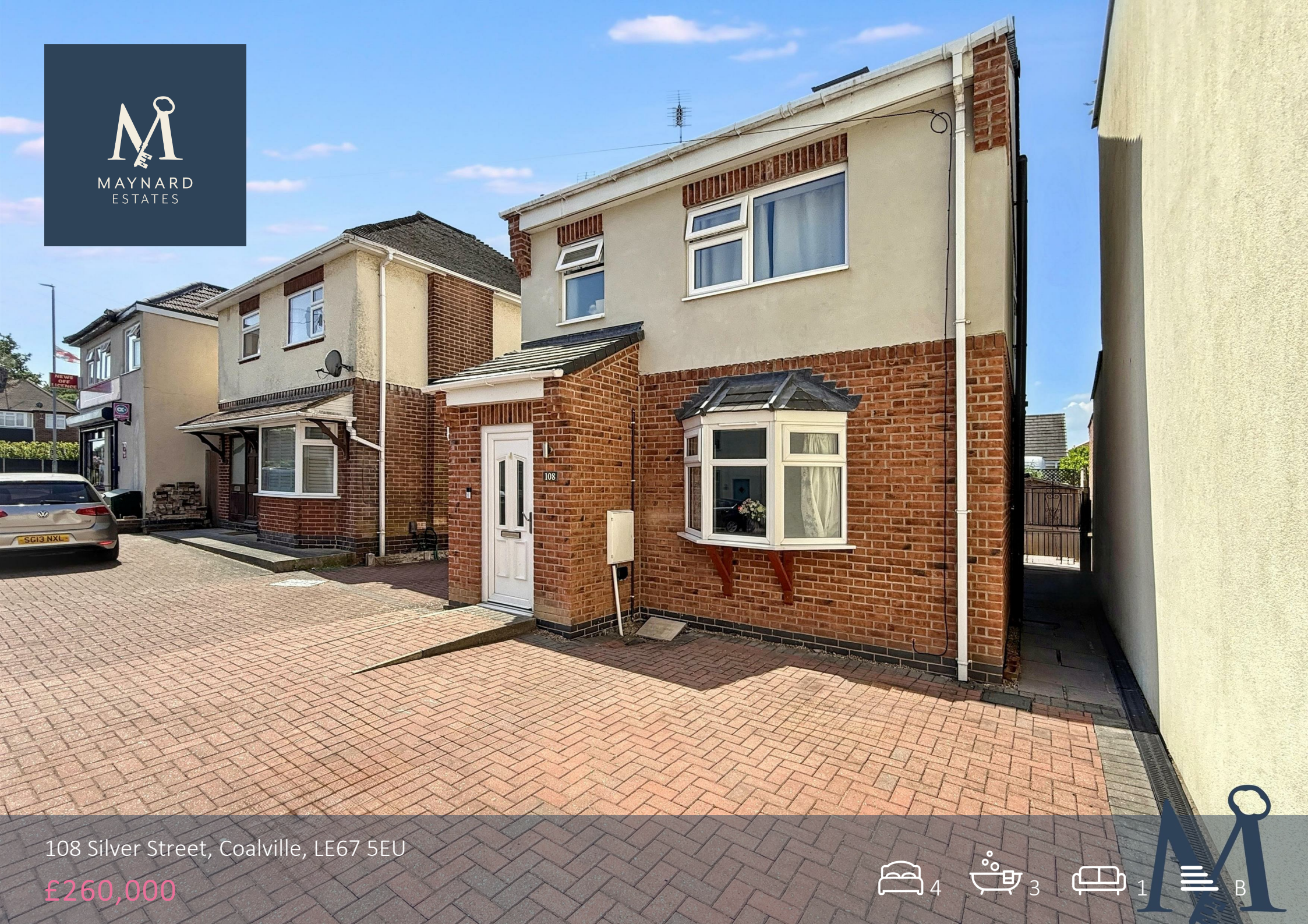




108 Silver Street, Coalville, LE67 5EU

£260,000





# Brief Description

A fantastic opportunity to acquire this SPACIOUS AND VERSATILE four bedroom detached family home, ideally located within the popular village of Whitwick and offered to the market with NO UPWARD CHAIN. This three-storey property now represents outstanding value for growing families or buyers seeking flexible living space.

The accommodation begins with an entrance porch leading into a welcoming hallway with tiled flooring and stairs rising to the first floor. The SPACIOUS dual aspect lounge benefits from a large bay window, additional side window, and useful under stairs storage. The lounge flows into a BEAUTIFULLY PRESENTED dining kitchen fitted with contemporary grey shaker style wall and base units, marble effect work surfaces, and a matching ISLAND BREAKFAST BAR. Integrated features include a one and half bowl ceramic sink, Rangemaster double oven with six-ring gas hob and extractor hood, tiled flooring, and ceiling spotlights. French doors open onto the rear garden, creating an ideal family and entertaining space. A ground floor WC concludes the ground floor.

To the first floor, the GENEROUS MASTER BEDROOM benefits from a stylish three-piece ensuite shower room. Bedrooms two and four overlook the rear aspect and provide well proportioned accommodation, while the modern family bathroom also located on this floor is fitted with a contemporary white three-piece suite, tiled surrounds, and chrome heated towel rail.

Occupying the entire second floor is an impressive additional double bedroom, currently used as a home office, featuring dual-aspect Velux windows, eaves storage, and its own ensuite WC.

Externally, the property enjoys a LOW MAINTENANCE REAR GARDEN with paved patio seating area, lawn, enclosed fencing, side gated access, and garden shed. To the front, a substantial block-paved driveway provides off-road parking for multiple vehicles. The property is ideally located close to amenities and convenient road links.

£260,000



## ON THE GROUND FLOOR

|                |                              |
|----------------|------------------------------|
| Entrance Porch |                              |
| Entrance Hall  |                              |
| Living Room    | 12'11" x 13'5" (3.94 x 4.09) |
| Kitchen/ Diner | 16'3" x 14'2" (4.97 x 4.34)  |
| WC             |                              |

## ON THE FIRST FLOOR

|                |                             |
|----------------|-----------------------------|
| Master Bedroom | 10'2" x 11'5" (3.1 x 3.48)  |
| En-Suite       | 5'8" x 4'0" (1.75 x 1.23)   |
| Bedroom Three  | 7'10" x 10'9" (2.39 x 3.28) |
| Bedroom Four   | 8'0" x 10'10" (2.45 x 3.32) |
| Bathroom       | 7'1" x 5'8" (2.16 x 1.74)   |



## ON THE SECOND FLOOR

Bedroom Two

13'0" x 18'10" (3.98 x 5.76)

En-Suite

## ON THE OUTSIDE

Rear Garden

Driveway

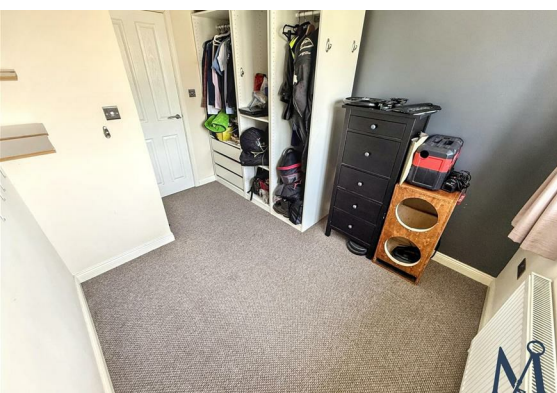


## Key Features

- Four Good-Sized Bedrooms
- Additional Ensuite To Bedroom Two
- Excellent Value Family Home
- Easy Maintenance Rear Garden
- No Upward Chain
- Ensuite To Master Bedroom
- Spacious Dual Aspect Living Room
- Modern Family Bathroom
- Driveway Parking For Several Vehicles
- Virtual Property Tour Available

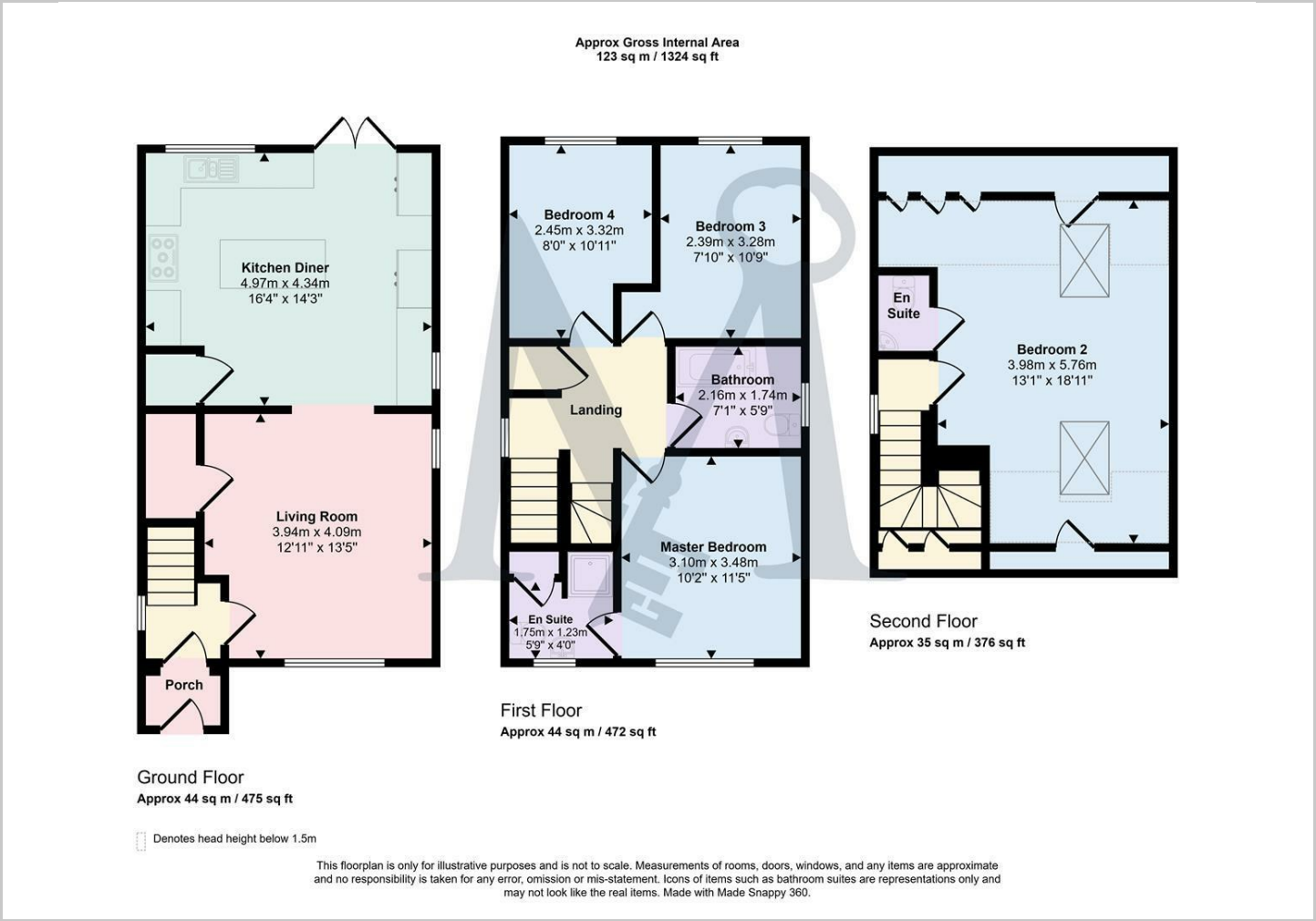








Floor Plans



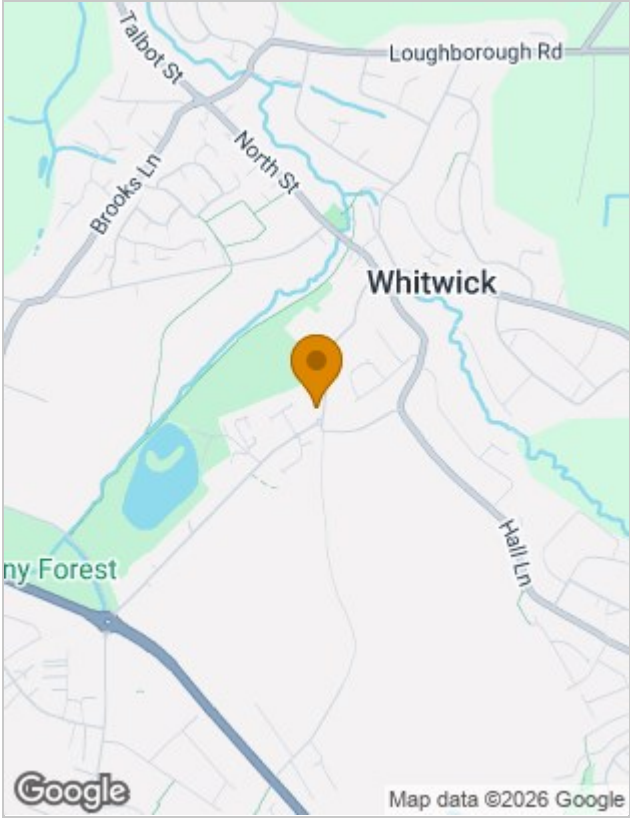
Viewing

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

