



83 Parsonwood Hill, Coalville, LE67 5AU

£550,000





Brief Description

£550,000

A RARE OPPERTUNITY to acquire this unique five-bedroom detached family home occupying a stunning west facing plot with beautifully landscaped gardens and its own private spinney. Owned by an architect and gardener and their love for their home can be seen throughout, having been thoughtfully extended to create a spacious and versatile home ideal for modern family living.

Located within walking distance of highly regarded schools and local amenities, the property combines contemporary open-plan living with CHARACTER FEATURES throughout, while still offering scope for personal improvement.

The accommodation begins with an entrance hall with oak flooring and glazed balustrade staircase, a cosy dual aspect snug with multi-fuel stove, convenient WC, handy utility room and garage store.

The heart of the home is the IMPRESSIVE OPEN PLAN KITCHEN, dining and family living space featuring shaker-style units, granite worktops, integrated Bosch appliances, vaulted ceilings, skylights, bifold doors and a feature inset gas fire, creating a superb entertaining space and family area.

Also to the ground floor is a substantial double bedroom with French doors giving view of the garden and a stylish newly installed wet room en-suite, ideal for multigenerational living, guests or those requiring disabled access.

To the first floor, four further bedrooms, the largest benefiting views the stunning rear gardens and a three piece en-suite. There are two double bedrooms and a further good sized single bedroom. The main family bathroom is a contemporary three piece suite.

Externally, the mature WEST FACING REAR GARDEN offers shaped lawns, established borders, mature trees and steps leading down to a private spinney, creating a peaceful woodland setting rarely found in a residential home. To the front is ample driveway parking and a partially converted garage store with electric roller door.

Offered to the market for the first time in many years also benefitting from NO UPWARD CHAIN.



ON THE GROUND FLOOR

Entrance Hall

Snug

13'7" x 13'2" (4.15 x 4.03)

Utility

8'7" x 9'1" (2.64 x 2.79)

WC

Kitchen/ Diner

11'11" x 13'4" (3.65 x 4.07)

Dining Room

12'3" x 10'8" (3.75 x 3.27)

Living Room

14'2" x 13'1" (4.34 x 4.01)

Bedroom 2

10'5" x 11'10" (3.18 x 3.61)

En-suite

7'5" x 8'8" (2.28 x 2.65)

ON THE FIRST FLOOR



Master Bedroom	12'1" x 10'7" (3.69 x 3.24)
En-suite	4'10" x 5'6" (1.48 x 1.7)
Bedroom 3	10'0" x 12'6" (3.06 x 3.83)
Bedroom 4	9'6" x 9'3" (2.91 x 2.83)
Bedroom 5	6'0" x 9'4" (1.84 x 2.85)
Bathroom	5'6" x 6'2" (1.7 x 1.89)

ON THE OUTSIDE

Rear Garden	
Front Garden	
Spinney	
Driveway	
Garage Store	9'0" x 7'3" (2.74m x 2.21m)

Key Features

- Unique Five Bedroom Detached
- Stunning West-Facing Plot
- Modern Open Plan Fitted Kitchen
- Multiple Reception Rooms
- Large Driveway & Garage Store
- Two En-Suites Shower Room
- Beautiful Garden & Private Spinney
- Open Plan Living Accommodation
- Available with No Upward Chain
- Virtual Property Tour Available

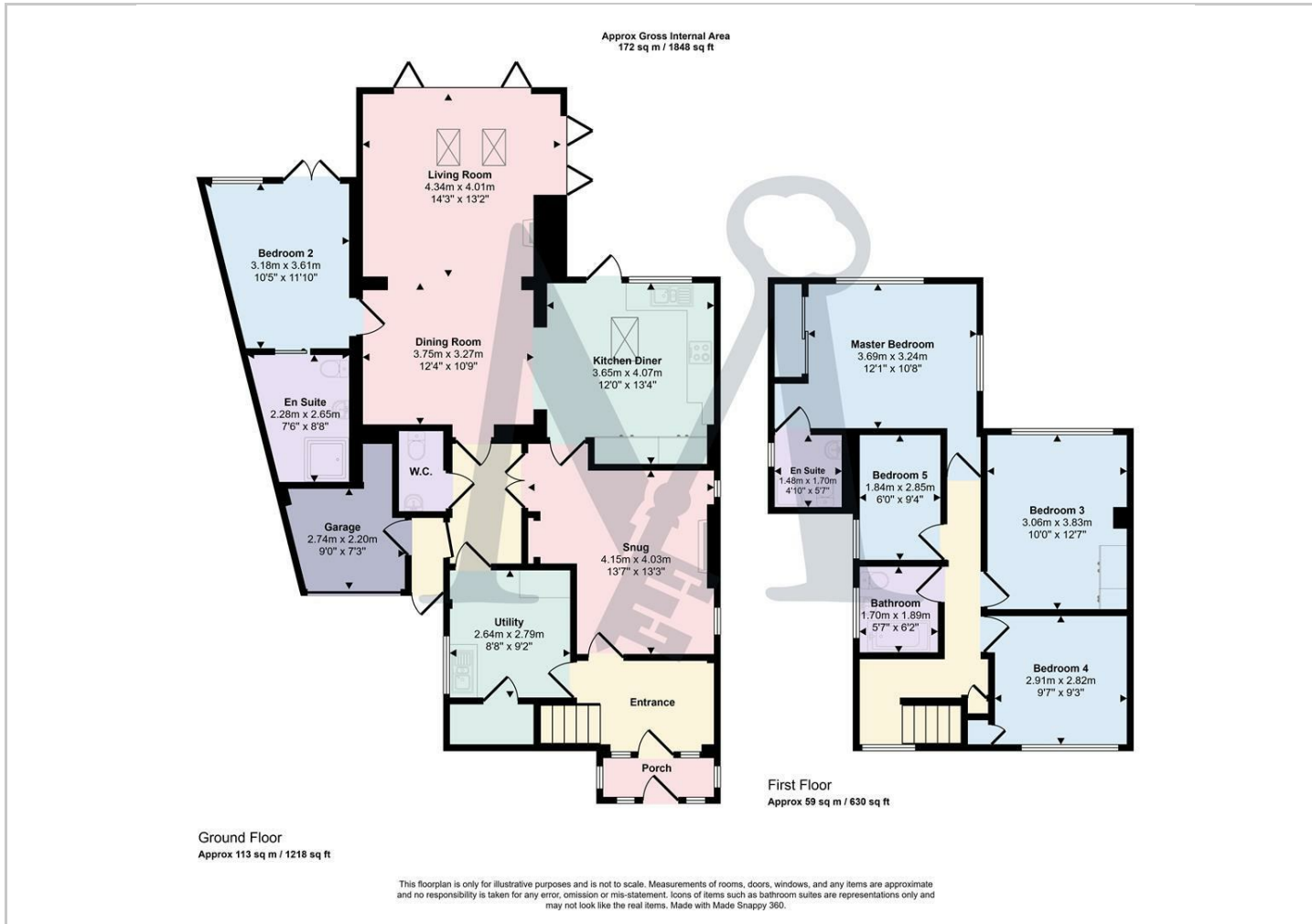




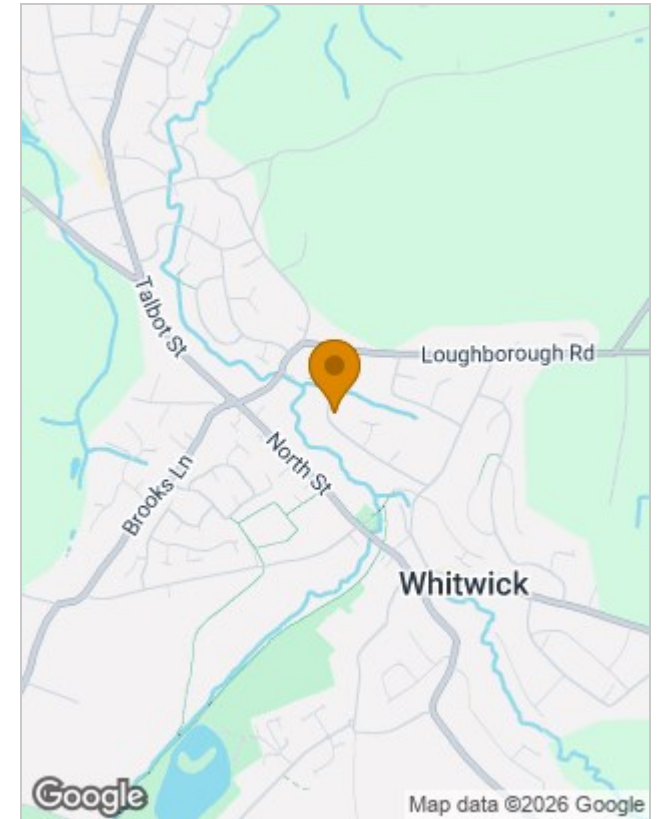




Floor Plans



Location Map



Energy Performance Graph

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

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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