



MAYNARD  
ESTATES



34 Devana Avenue, Coalville, LE67 4BQ

£240,000

Offered available with NO UPWARD CHAIN, this delightful home has recently undergone SIGNIFICANT RENOVATIONS, including fresh carpets and decoration, re-wiring and a new roof. Located on the pleasant Devana Avenue in Coalville, this semi-detached house presents an EXCEPTIONAL OPPORTUNITY for first-time buyers.

As you step through the elegant UPVC stained glass front door, you are greeted by a welcoming entrance hall featuring HERRINGBONE style cushion vinyl flooring. The SPACIOUS LIVING ROOM continues this STYLISH FLOORING and boasts a large bow fronted window, complemented by built-in cupboards and shelves flanking the FIREPLACE, which houses an electric fire, creating a warm and inviting atmosphere.

At the rear, the open-plan kitchen diner is a MODERN MARVEL, showcasing an extensive range of white gloss wall and base units, paired with a STUNNING MARBLE effect worktop. This well-equipped kitchen includes an integrated fridge/freezer, double oven, and gas hob, while French doors open seamlessly onto the rear garden, perfect for entertaining. The continuity of the herringbone flooring throughout the ground floor and the addition of ceiling spotlights enhance the overall appeal.

Upstairs, the GENEROUSLY SIZED master bedroom features a PERIOD BAY WINDOW and its own EN-SUITE SHOWER ROOM. The second bedroom is also a SPACIOUS DOUBLE, with a large rear window and ceiling spotlights. The family bathroom is a LUXURIOUS four-piece suite, complete with a bath, double shower, WC, and hand basin, all adorned with stylish aqua panelling and a tiled splashback.

ON THE FIRST FLOOR

Entrance Hall



Living Room 11'1" x 14'6" (3.38m x 4.42m)



Kitchen Diner 16'8" x 10'0" (5.08m x 3.05m)



ON THE FIRST FLOOR

Landing

Bedroom 1 13'5" x 13'1" (4.09m x 3.99m)



En Suite 6'6" x 3'5" (1.98m x 1.04m)



Bedroom 2 9'11" x 11'6" (3.02m x 3.51m)



Family Bathroom 6'5" x 8'9" (1.96m x 2.67m)



ON THE OUTSIDE

Front Garden



## Rear Garden



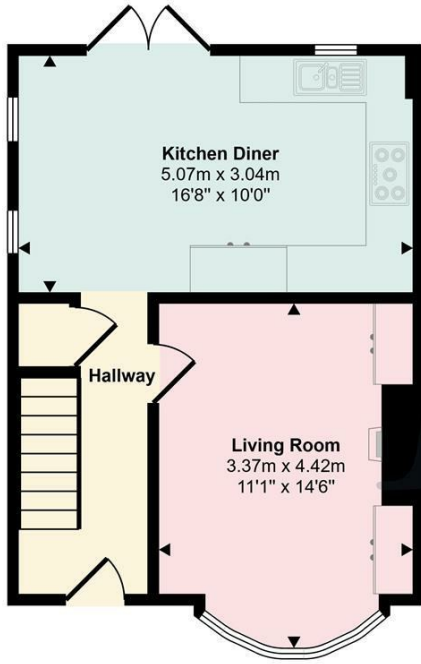
## Driveway



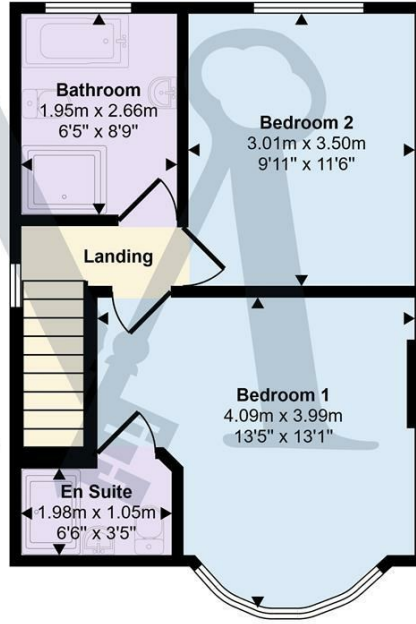
Single Garage 8'4" x 18'1" (2.54m x 5.51m)

## Floor Plan

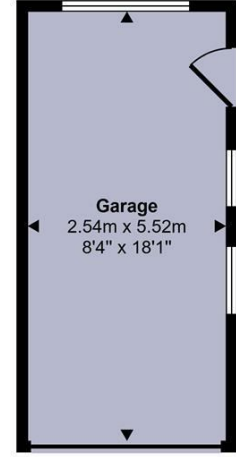
Approx Gross Internal Area  
87 sq m / 941 sq ft



**Ground Floor**  
Approx 37 sq m / 394 sq ft



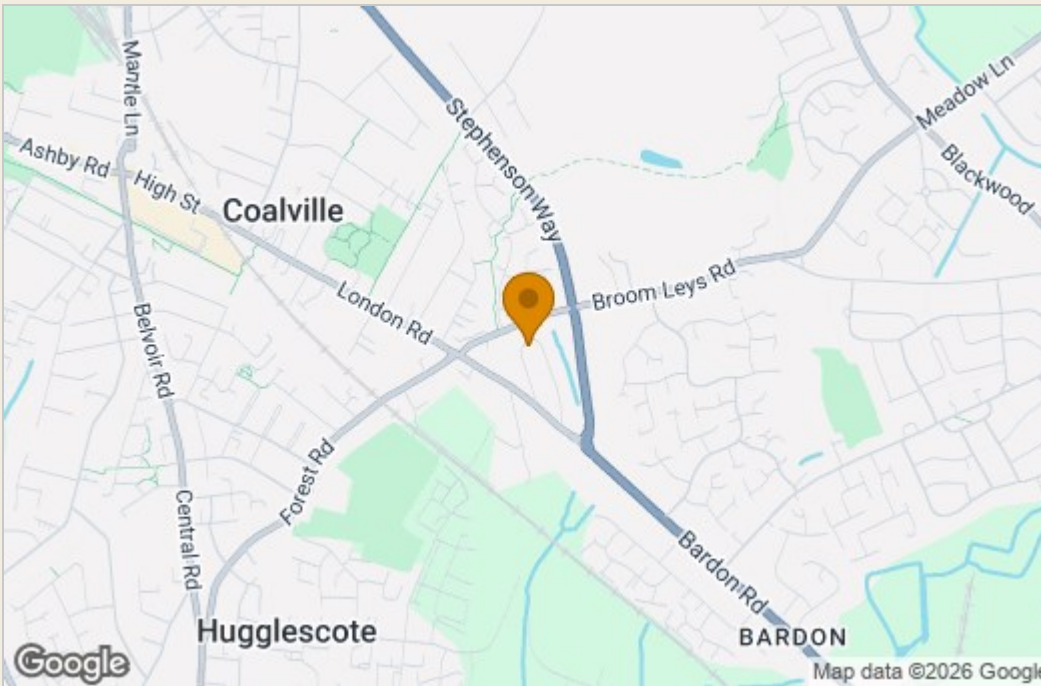
**First Floor**  
Approx 37 sq m / 396 sq ft



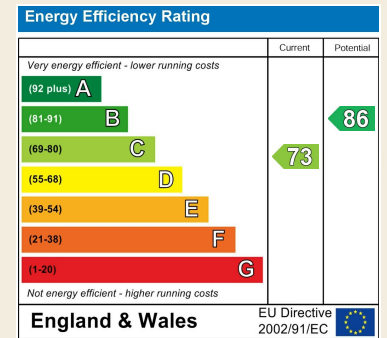
**Garage**  
Approx 14 sq m / 151 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Area Map



## Energy Efficiency Graph



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