



48 Thomas Road, Coalville, LE67 5FY

£250,000

3 2 1 D





# Brief Description

Situated on a GENEROUS CORNER PLOT in a quiet position within the popular village of Whitwick, this beautifully improved and extended three double bedroom semi detached home offers spacious and contemporary accommodation ideal for first time buyers, couples and families.

The current owners have significantly enhanced the property, most notably with an EXTENSION creating an impressive master bedroom complete with stylish EN-SUITE facilities. The property also benefits from a large driveway providing ample off road parking, a landscaped rear garden and a versatile garden room currently used as a home office.

The accommodation briefly comprises an entrance hall, a COSY LIVING ROOM with feature panelled walls, electric fire and large front facing window, together with a modern open plan kitchen diner fitted with contemporary charcoal grey units, solid oak work surfaces, integrated oven and hob, integrated dishwasher, space for an American style fridge freezer and ample dining space. Double glazed doors open directly onto the rear garden.

To the first floor are three well proportioned bedrooms, including the SPACIOUS MASTER with built in wardrobes and modern en-suite shower room. Bedroom two also benefits from fitted wardrobes and feature panelling, bedroom three with rear facing window and contemporary family bathroom fitted with a modern three piece suite and shower over bath.

Externally, the landscaped rear garden includes patio seating areas, raised sections, planted borders, a children's play area and fenced boundaries with side gated access. The DETACHED GARDEN ROOM benefits from light and power, ideal for home working, hobbies or gym use.

The garage provides further practicality with light, power, sink, plumbing for a washing machine and an additional utility/room to the rear of the garage.

£250,000



## ON THE GROUND FLOOR

Living Room 9'5" x 13'4" (2.89 x 4.08)

Kitchen Diner 13'3" x 6'6", 223'1" (4.06 x 2,68)

## ON THE FIRST FLOOR

Master Bedroom 9'3" x 14'6" (2.83 x 4.43)

En-Suite 8'9" x 3'11" (2.67 x 1.2)

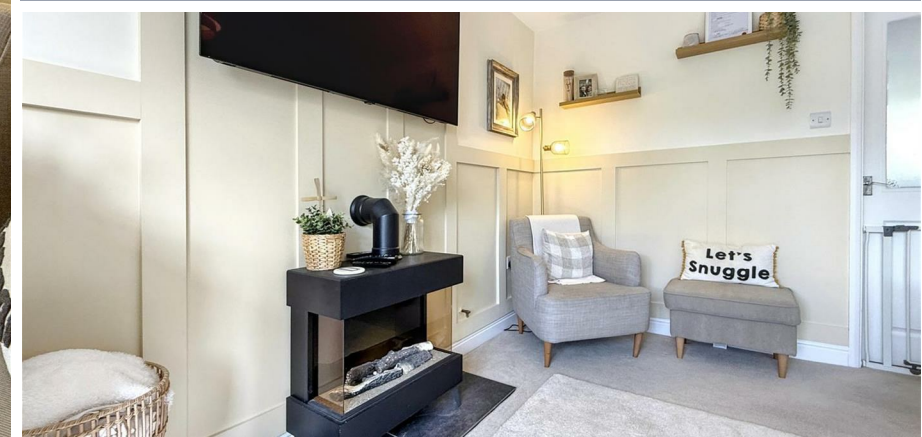
Bedroom 2 9'9" x 10'0" (2.98 x 3.07)

Bedroom 3 6'5" x 12'2" (1.98 x 3.72)

Bathroom 6'5" x 6'4" (1.98 x 1.94)



ON THE OUTSIDE	
Garage	9'1" x 12'1" (2.77 x 3.7)
Room	9'3" x 8'11" (2.82 x 2.74)
Driveway	
Rear Garden	
Garden Office	6'9" x 7'7" (2.06 x 2.33)

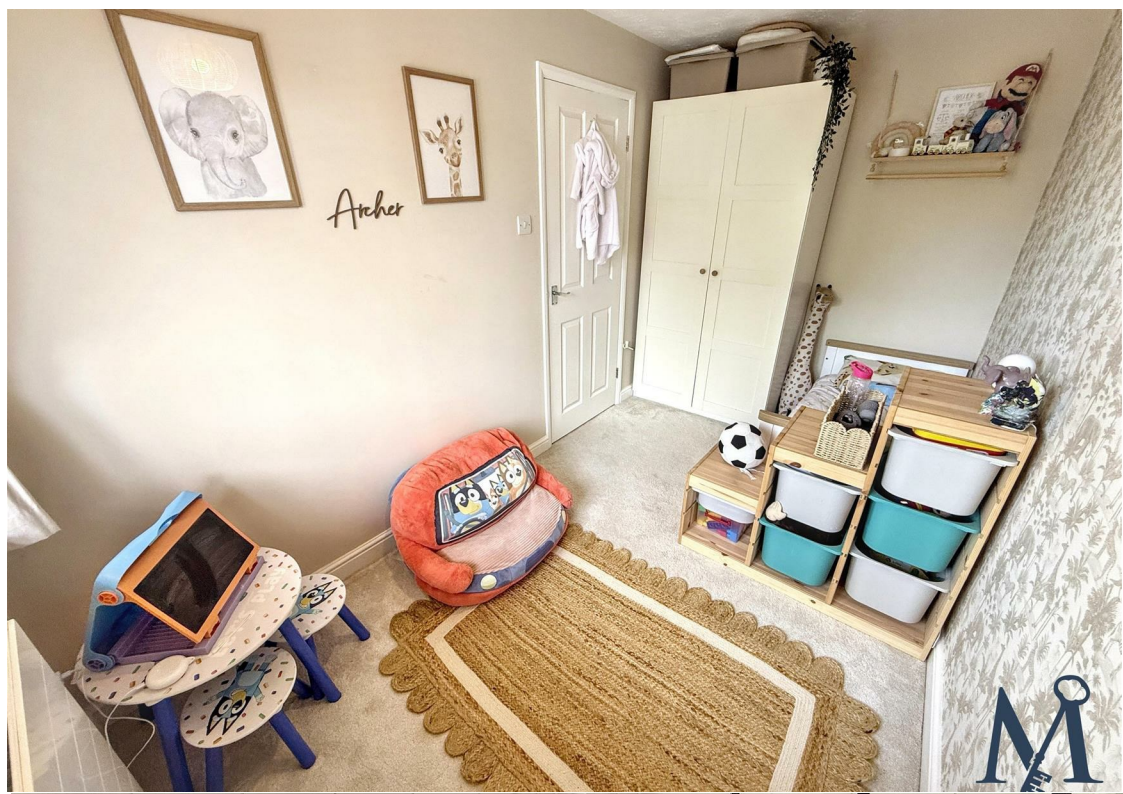


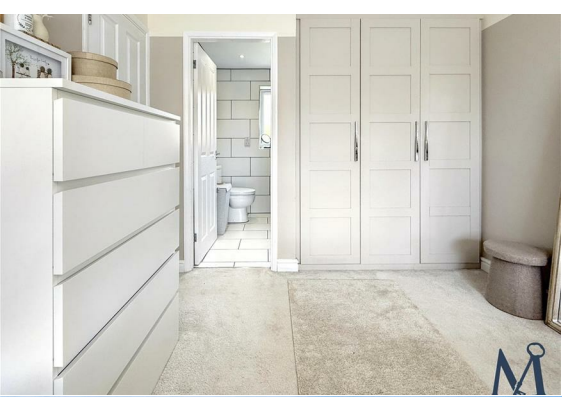
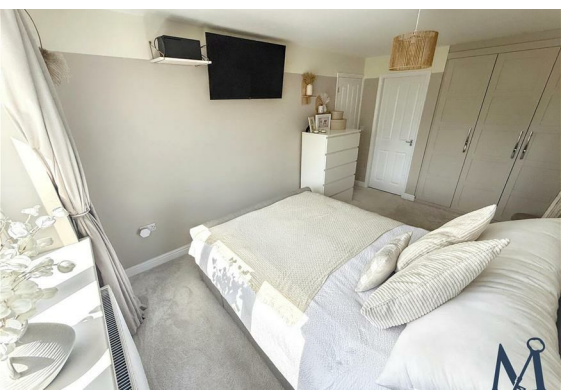
## Key Features

- Extended Three Bedroom Property
- Corner Plot Position
- Modern Dining/Kitchen
- Landscaped Rear Garden
- Garage with Rear Room
- Master Bedroom With En-suite
- Parking For Several Vehicles
- Contemporary Family Bathroom
- Garden Room/Home office
- Virtual Property Tour Available







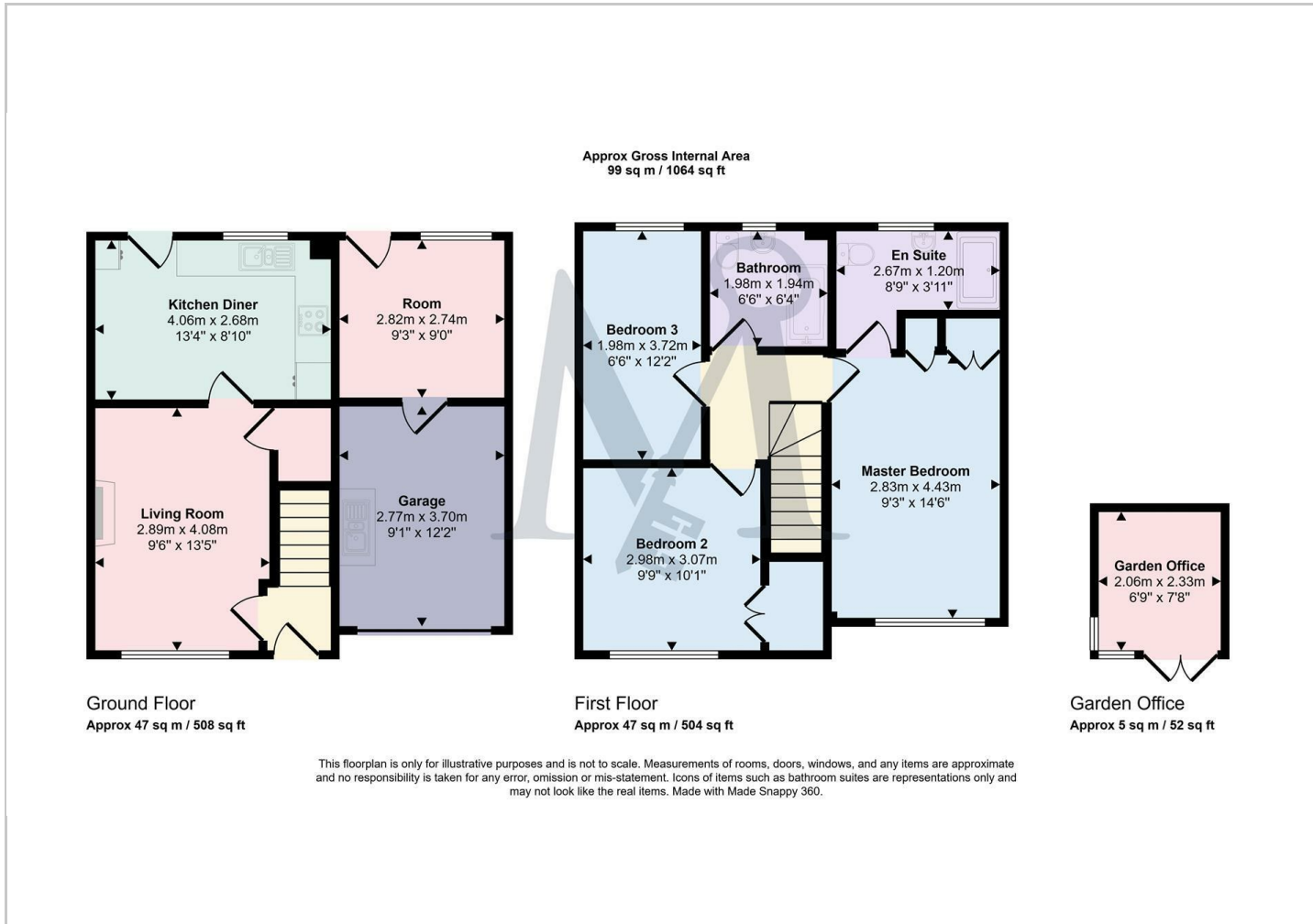




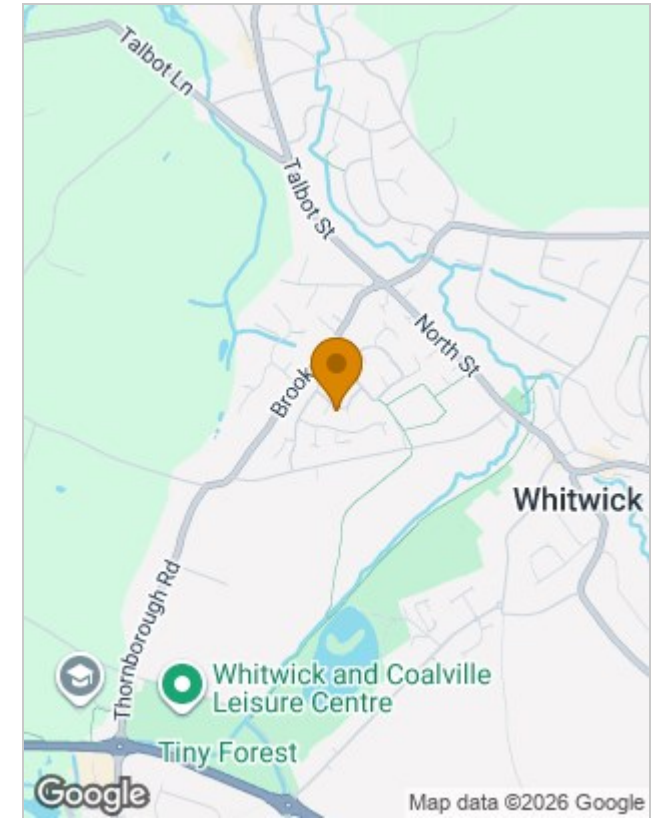
DAD'S GARDEN



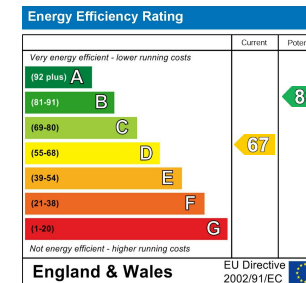
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.