



166 Loughborough Road, Coalville, LE67 8LR

£350,000





Brief Description

A BEAUTIFULLY MAINTAINED four bedroom detached family home, lovingly cared for by the current owners. Occupying a sought after edge of village position, the property enjoys outstanding curb appeal with landscaped front gardens, ample parking and a stunning private rear garden designed for low-maintenance outdoor living.

The SPACIOUS AND VERSATILE accommodation has been thoughtfully altered and extended to suit modern family life. An entrance porch leads into a welcoming hallway with stairs to the first floor, and access to the SPACIOUS LIVING ROOM. The dual aspect living room is beautifully presented, filled with natural light and features French doors opening onto the rear garden, alongside a central fireplace, ceiling coving, ceiling rose and laminate flooring.

A standout feature is the IMPRESSIVE OPEN PLAN DINING KITCHEN. Fitted with stylish white gloss shaker style units, marble effect worktops and a central island breakfast bar, it also offers integrated double oven, microwave and dishwasher, plus space for an American Fridge Freezer. The dining area provides ample room for family dining and entertaining.

Adjacent to the kitchen is the extended family room, currently used as an additional sitting room, with French doors opening directly onto the garden. A ground floor WC completes the layout.

Upstairs, the landing leads to four bedrooms. Bedroom one is a generous double room, while bedrooms two and three are also spacious doubles, with built in wardrobes to bedroom three. Bedroom four is ideal as a child's bedroom or home office.

The modern family shower room features a three piece suite including corner shower with waterfall and handheld shower, WC and wash basin.

The EXCEPTIONAL REAR GARDEN is a beautiful oasis arranged over three landscaped tiers with patios, pergola and lighting, artificial lawn, planted borders, summer house and multiple seating areas creating a private space to enjoy. To the front a driveway for multiple vehicles and single garage.

£350,000



ON THE GROUND FLOOR

Porch

Living Room 13'3" x 22'0" (4.04 x 6.72)

Kitchen 13'8" x 9'10" (4.18 x 3.01)

Dining Room 7'9" x 15'11" (2.38 x 4.87)

Sitting Room 7'4" x 15'6" (2.26 x 4.73)

WC

ON THE FIRST FLOOR

Bedroom One 13'5" x 11'1" (4.1 x 3.4)

Bedroom Two 9'4" x 10'2" (2.87 x 3.12)

Bedroom Three 8'4" x 11'2" (2.56 x 3.41)

Bedroom Four 7'11" x 7'1" (2.43 x 2.17)

Shower Room 6'10" x 7'4" (2.09 x 2.25)



ON THE OUTSIDE

Front Garden

Driveway

Garage

Rear Garden

7'8" x 16'2" (2.34 x 4.93)



Key Features

- Beautifully Maintained Family Home
- Stunning Landscaped Gardens
- Modern Dining Kitchen
- Contemporary Family Bathroom
- Single Garage With Power And Lighting
- Four Good Sized Bedrooms
- Spacious Dual Aspect Living Room
- Additional Family Room
- Parking For Multiple Vehicles
- Virtual Property Tour Available





ROAD RACING AT
BROOKLANDS
SATURDAY
JULY 10
GRAND
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RACE
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P. 2.00
P. 3.00
P. 4.00
P. 5.00
P. 6.00
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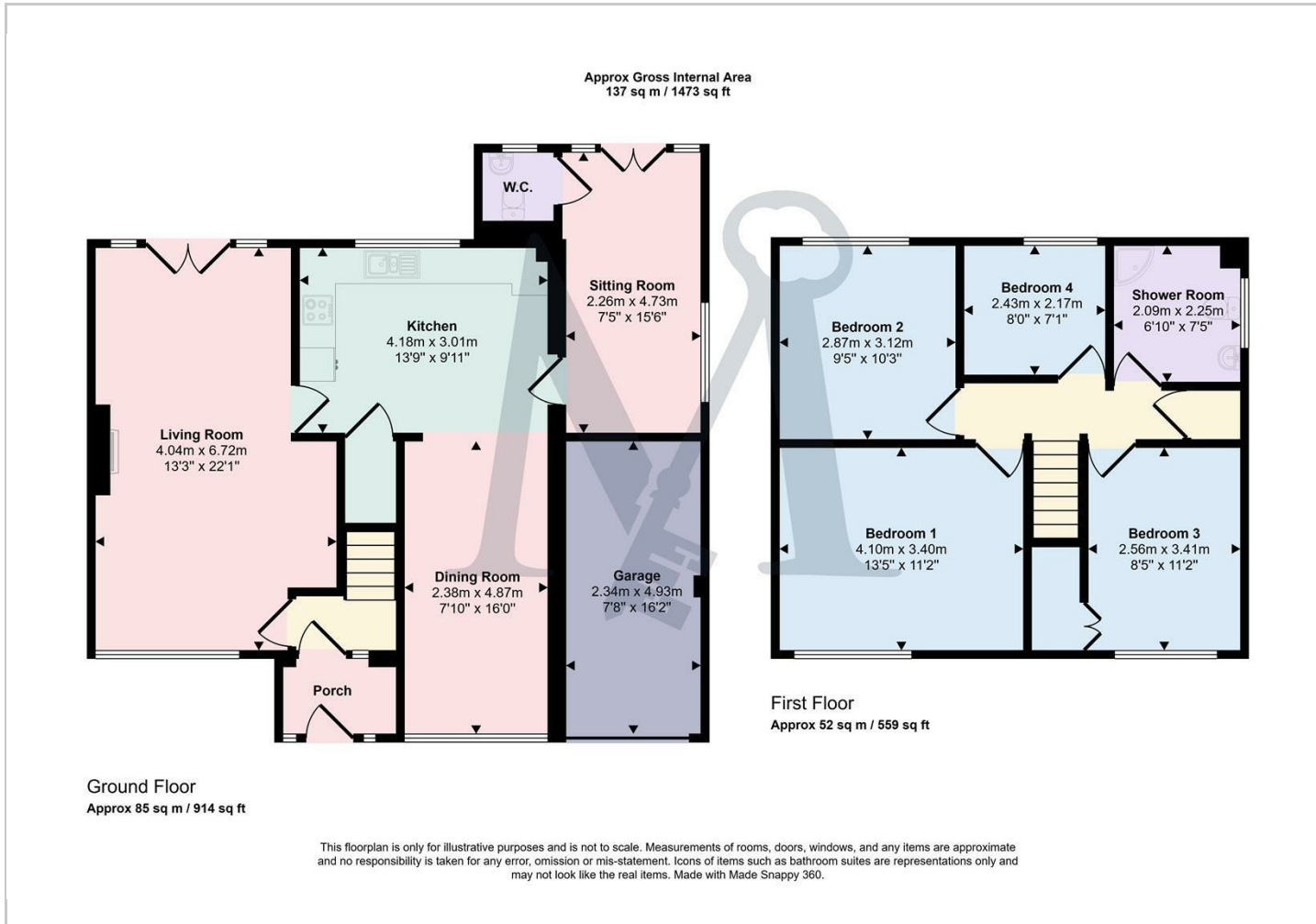




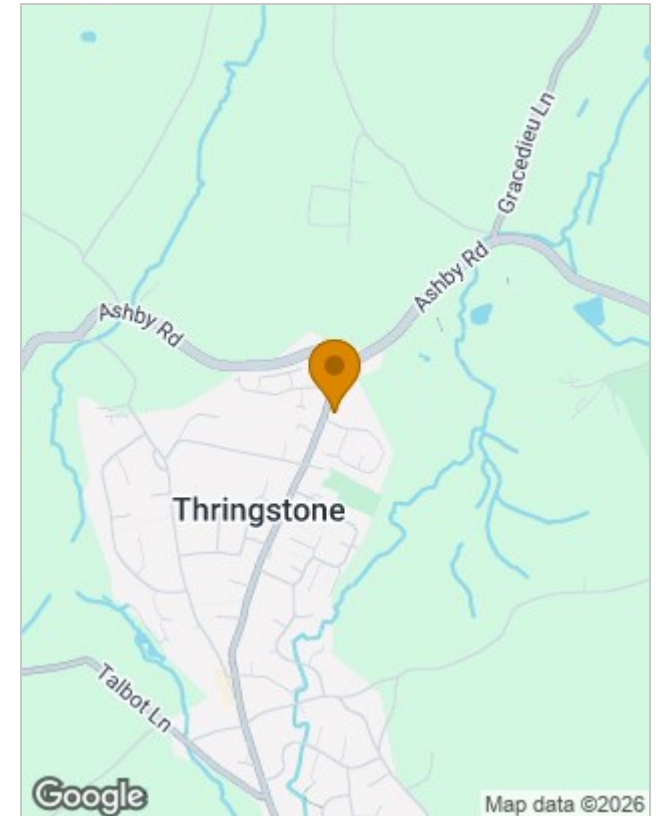




Floor Plans



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.

2-4 North Street, Whitwick, Coalville, Leicestershire, LE67 5HA
Tel: 01530 682886 Email: sales@maynardestates.co.uk maynardestates.co.uk