



94 Church Lane, Coalville, LE67 5DJ

£300,000





Brief Description

Situated in the popular village of Whitwick, this BEAUTIFULLY PRESENTED three bedroom detached home, built in 2021, offers stylish and modern accommodation throughout. The property features three double bedrooms, a dressing area and en-suite to the master bedroom, a contemporary dining kitchen with central island, a landscaped west facing garden, and off road parking for multiple vehicles.

The accommodation begins with a welcoming entrance hall with attractive LVT wood grain flooring flowing throughout the ground floor. There is a ground floor WC, useful storage cupboard, and staircase to the first floor.

To the front is a spacious BAY FRONTED LIVING ROOM, finished with neutral décor, fitted Venetian blinds, and high ceilings that create a bright and airy feel.

The IMPRESSIVE DINING KITCHEN overlooks the rear garden and is fitted with modern shaker style units and a matching CENTRAL ISLAND WITH BREAKFAST BAR. Integrated appliances include an oven, hob with ceiling mounted extractor, fridge freezer, dishwasher, and composite sink. French doors provide direct access to the garden, making the space ideal for family living and entertaining.

A separate utility room offers additional storage, space for laundry appliances, and access to a useful pantry/store.

The first floor comprises three generous double bedrooms and a family bathroom fitted with a modern three piece suite. The master bedroom benefits from a dressing area and a stylish en-suite featuring a walk in shower, wash basin, WC, attractive tiling, and ceiling spotlights.

Outside, the WEST FACING REAR GARDEN has been thoughtfully landscaped with paved seating areas, gravelled sections, raised terraces, planted borders, fenced boundaries, and gated side access. Enjoying excellent afternoon and evening sunshine, it provides an ideal outdoor entertaining space.

To the front is attractive landscaping and pathway access, while to the rear there is side by side off road PARKING FOR MULTIPLE VEHICLES.

£300,000



ON THE GROUND FLOOR

Entrance Hall

Living Room

11'7" x 13'1" .200'1" (3.55 x 4 .61)

Kitchen Diner

19'3" x 11'9" (5.89 x 3.59)

Urility

9'1" x 4'0" (2.78 x 1.23)

WC

ON THE FIRST FLOOR

Landing

Master Bedroom

10'7" x 10'2" (3.23 x 3.1)

Dressing Area

3'11" x 7'0" (1.2 x 2.15)

En-Suite

8'0" x 4'4" (2.46 x 1.33)

Bedroom Two

9'3" x 13'11" (2.82 x 4.25)

Bedroom Three

9'5" x 12'3" (2.88 x 3.74)

Family Bathroom

5'5" x 6'10" (1.66 x 2.09)





ON THE OUTSIDE

Front Garden

Rear Garden

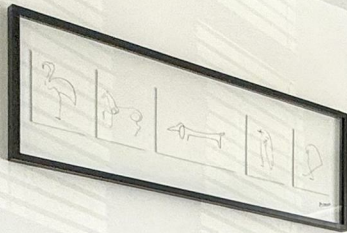
Off Road Parking

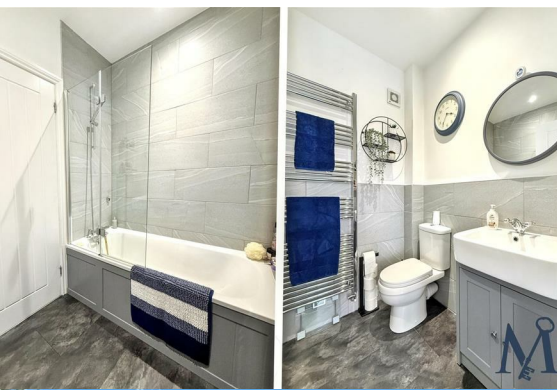
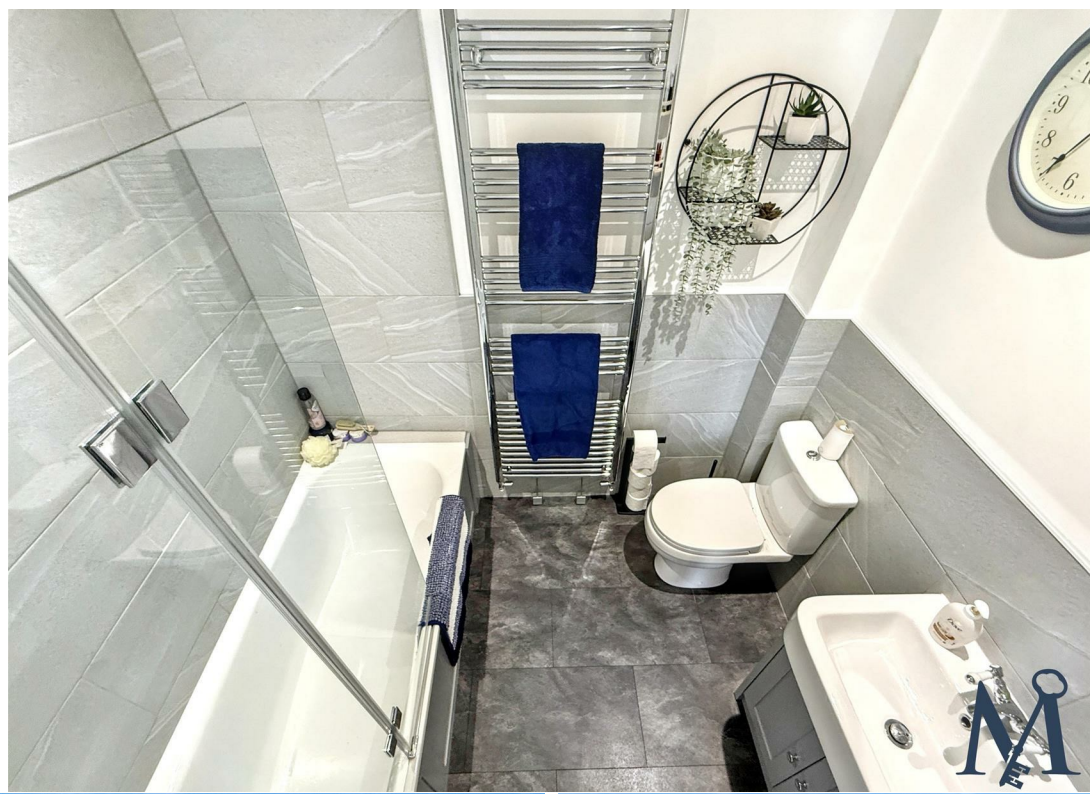


Key Features

- Three Double Bedroom Detached
- Modern Dining Kitchen
- Ground Floor WC And Utility Room
- Parking For Multiple Vehicles
- Immaculately Presented Throughout
- Dressing Area & En-Suite
- Bay Fronted Living Room
- West-Facing Rear Garden
- Popular Whitwick Village Location
- Virtual Property Tour Available

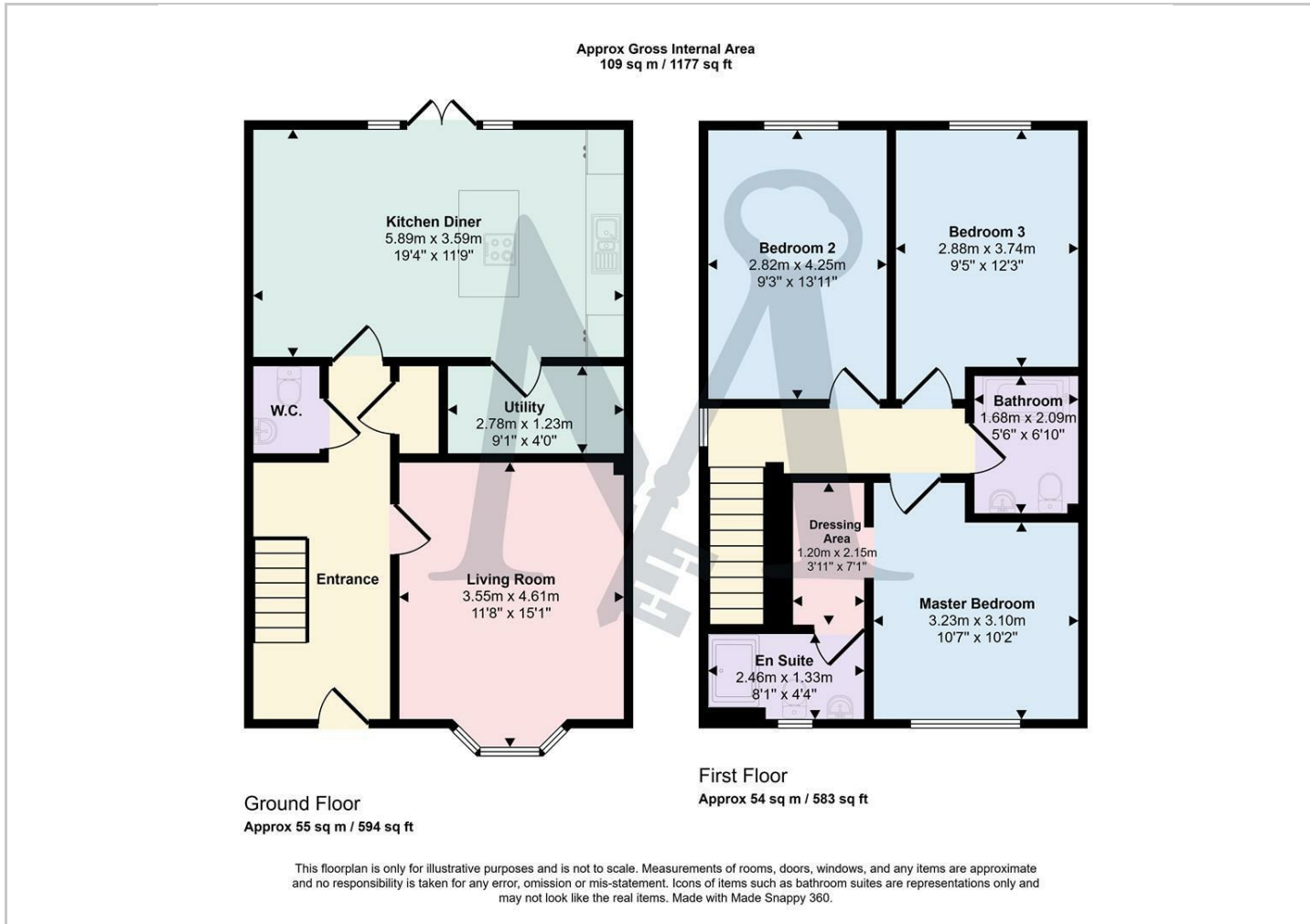








Floor Plans



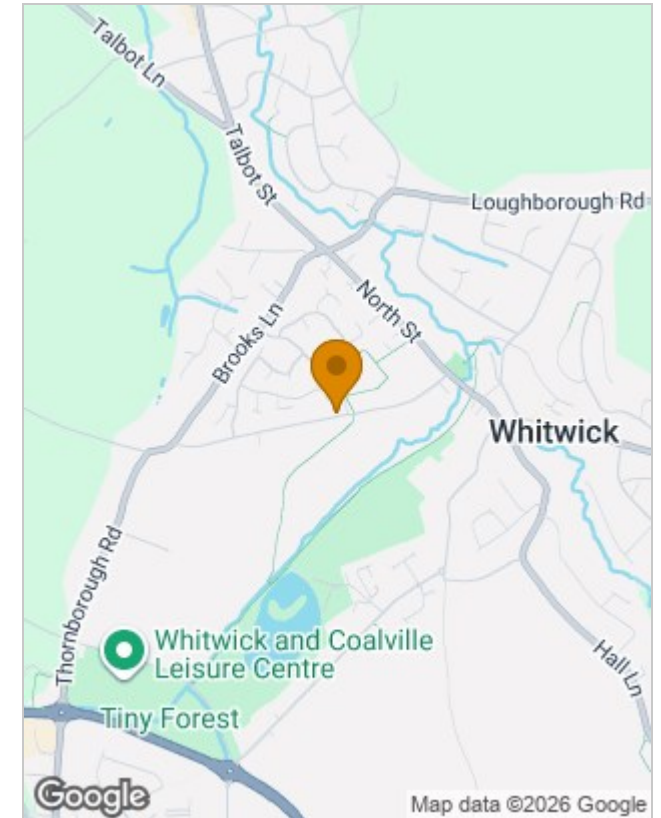
Viewing

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

