



21 Blakett Drive  
Heather, Coalville, LE67 2RL

£285,000

3 1 2 D



## Brief Description

Occupying a quiet cul-de-sac position within the highly regarded village of Heather, this BEAUTIFULLY PRESENTED three bedroom detached family home enjoys breath-taking WESTERLY-FACING VIEWS across neighbouring farmland, offering a truly idyllic setting for family life. Extended to provide spacious and versatile accommodation, the property combines stylish modern interiors with exceptional outdoor space.

The accommodation begins with a welcoming entrance hall and convenient ground floor WC, leading into a spacious bay fronted living room with glazed double doors opening into the heart of the home. The IMPRESSIVE OPEN PLAN KITCHEN AND DINING AREA is fitted with contemporary emerald green and wooden finish effect units, integrated cooking appliances and ample space for family dining, while the adjoining conservatory creates an excellent additional reception space overlooking the garden. A versatile ground floor study, formed from part of the garage adaptation, provides an ideal home office with the remaining garage space retained for useful storage.

To the first floor are three well proportioned bedrooms, including a GENEROUS MASTER BEDROOM enjoying stunning countryside views and fitted wardrobes. The accommodation is completed by a beautifully refitted contemporary shower room featuring a large walk in shower, vanity storage and stylish modern finishes.

Outside, the front garden is laid to lawn alongside a tarmac driveway providing OFF ROAD PARKING FOR MULTIPLE VEHICLES. The landscaped rear garden is undoubtedly a standout feature, enjoying a desirable west-facing aspect with paved seating areas, lawn, mature planting and UNINTERRUPTED VIEWS ACROSS OPEN FARMLAND, creating the perfect place to relax and enjoy spectacular evening sunsets.

Offering beautifully presented accommodation throughout, flexible living space and one of the finest rear aspects within the village, this exceptional family home is perfectly suited to modern living within a sought after village.





## ON THE OUTSIDE

Entrance Hall

WC

Living Room

10'11" x 11'11" (3.33 x 3.65)

Kitchen

8'2" x 10'0" (2.49 x 3.06)

Dining Area

8'2" x 10'0" (2.49 x 3.06)

Conservatory

8'1" x 10'5" (2.48 x 3.19)

Study

7'8" x 10'8" (2.35 x 3.26)

## ON THE FIRST FLOOR

Bedroom One

9'8" x 9'9" (2.95 x 2.98)

Bedroom Two

7'2" x 9'10" (2.19 x 3.01)

Bedroom Three

9'10" x 7'1" (3 x 2.17)

Shower Room

7'8" x 6'9" (2.35 x 2.08)

## ON THE OUTSIDE

Front Garden

Rear Garden

Driveway

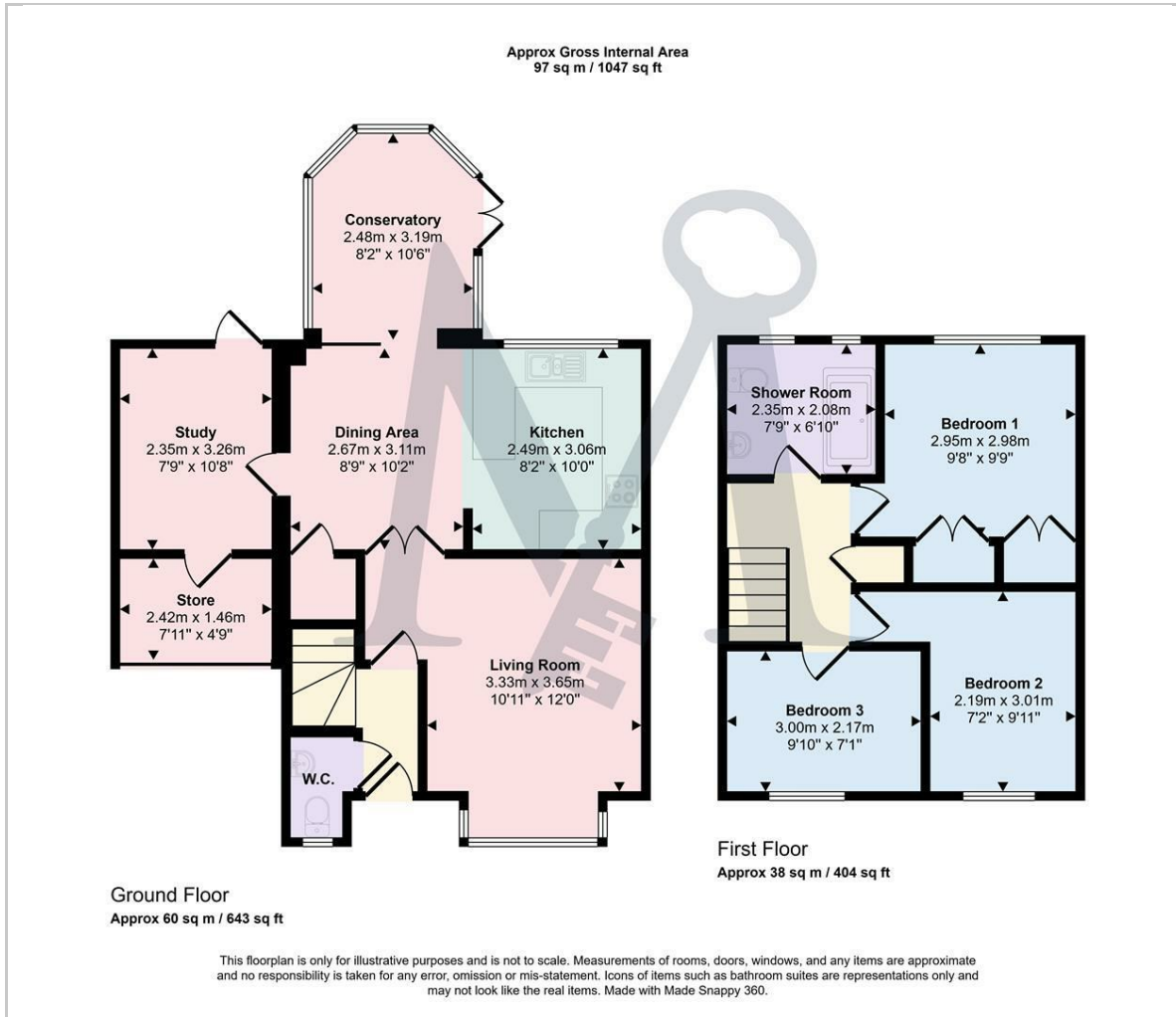
Garage Store

7'11" x 4'9" (2.42 x 1.46)





## Floor Plan



## 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.

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## Area Map



## Energy Efficiency Graph

