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FOR SALE
MAYNARD ESTATES
YOUR BETTER PLANNING
AGENCY & DEVELOPER

29 Coalville Lane
Ravenstone, Coalville, LE67 2LR

£200,000



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Brief Description

This CHARMING TWO DOUBLE BEDROOM PERIOD TERRACE is beautifully presented throughout and has been thoughtfully improved by the current owners, blending character features with modern finishes and offering the rare advantage of a tandem garage and off road parking to the rear.

The property has benefited from recent damp proofing with guarantee, external rendering and electrical improvements, providing buyers with added peace of mind and a home ready to move straight into.

Internally, the accommodation comprises two versatile reception rooms, ideal for both living and dining. The front reception features a character fireplace, picture rail and ceiling coving, while the rear reception enjoys understairs storage, decorative dado rail and an open aspect leading into the contemporary kitchen.

The modern kitchen is fitted with a range of white gloss wall and base units, an integrated electric oven and four ring hob, stainless steel sink, under unit lighting and tiled flooring. A separate utility room provides additional appliance space and access to the rear garden.

Upstairs, the first floor offers TWO GENEROUS DOUBLE BEDROOMS, with the master bedroom benefitting from built in wardrobes. Completing the accommodation is a stylish shower room fitted with a contemporary three piece suite.

Outside, the front garden is low maintenance, while the BEAUTIFULLY LANDSCAPED REAR GARDEN features paved seating areas, lawn, planted borders and mature shrubs, creating an ideal space for relaxing or entertaining. Beyond the garden is a tandem garage with power and lighting, together with a hardstanding providing valuable off road parking, an rare feature for homes of this style.

Offering a wonderful combination of period charm, practical living space and quality modern improvements, this superb home is ideally suited to first time buyers, downsizers or investors alike. Early viewing is highly recommended.





ON THE GROUND FLOOR

Dining Room

12'0" x 11'8" (3.67 x 3.56)

Living Room

11'8" x 11'8" (3.56 x 3.56)

Kitchen

5'9" x 13'8" (1.77 x 4.19)

Utility

5'1" x 9'7" (1.57 x 2.94)

ON THE FIRST FLOOR

Landing

Bedroom One

11'1" x 11'5" (3.4 x 3.5)

Bedroom Two

9'1" x 11'10" (2.77 x 3.63)

Shower Room

5'10" x 9'10" (1.78 x 3)

ON THE OUTSIDE

Rear Garden

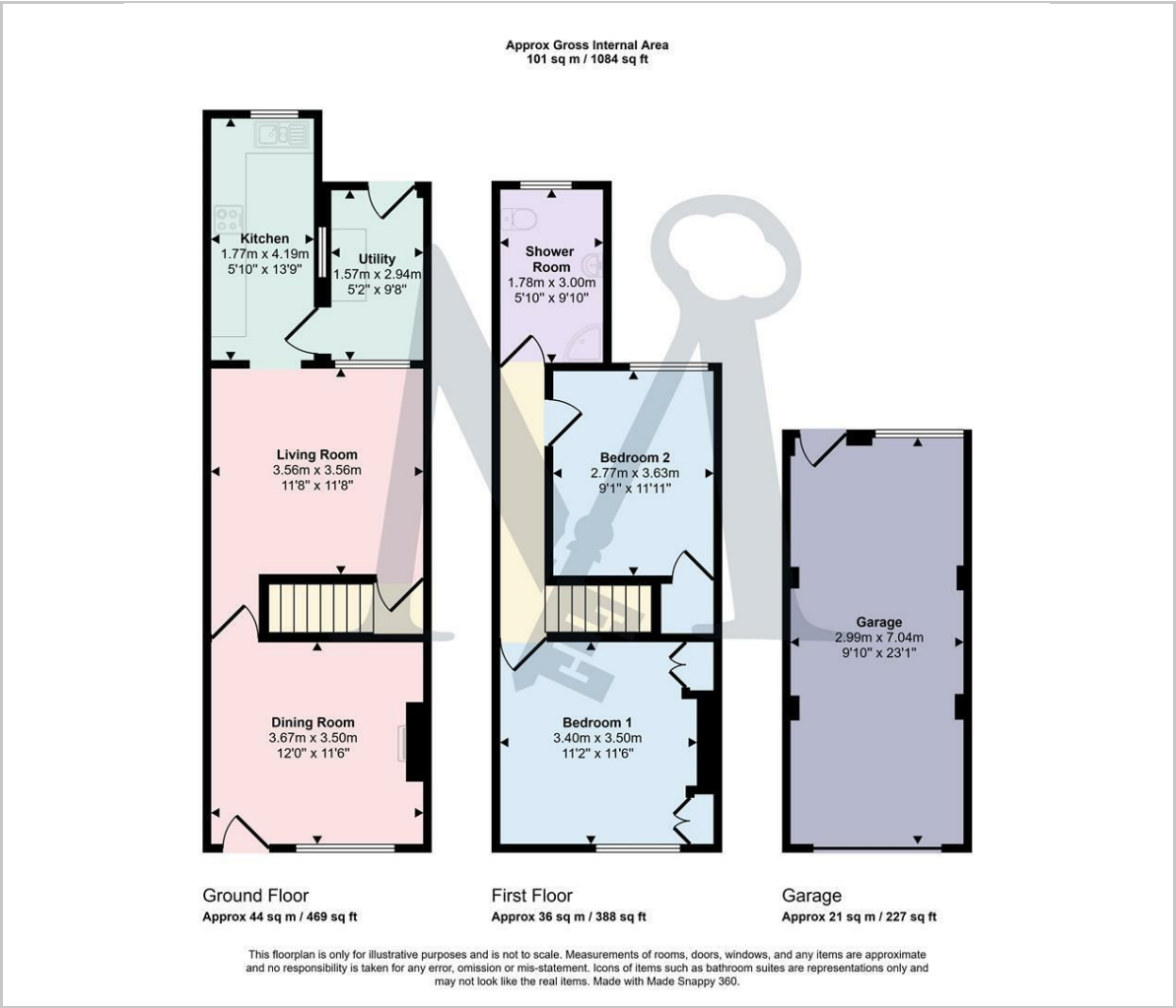
Tandem Garage

9'9" x 23'1" (2.99 x 7.04)

Off Road Parking



Floor Plan



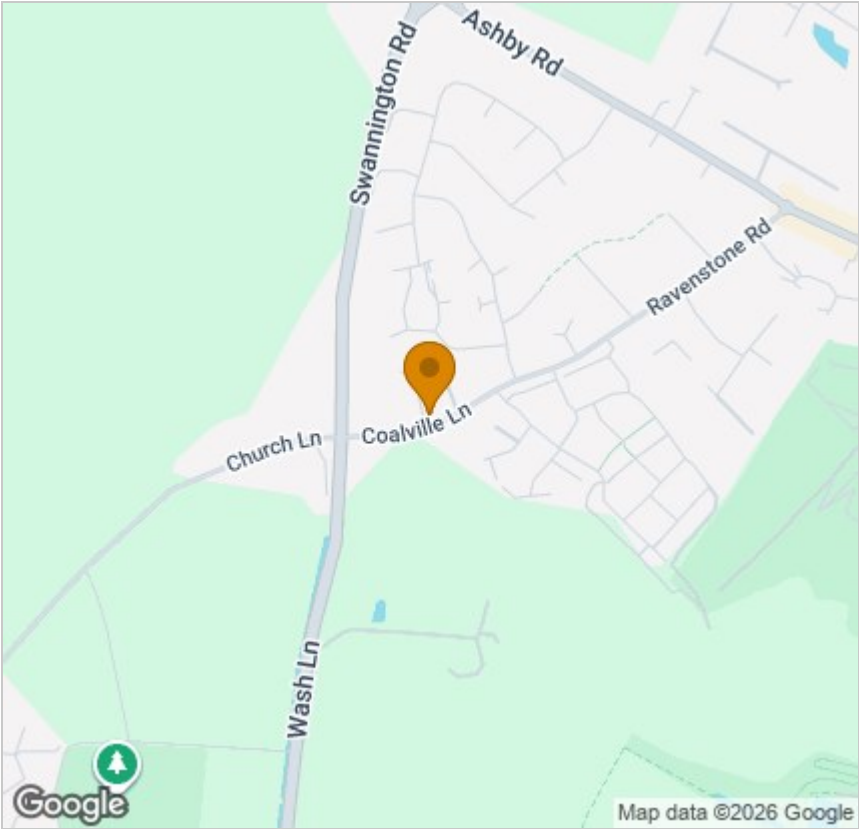
Viewing

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

