



MAYNARD
ESTATES



97 Melbourne Street, Coalville, LE67 3QU

£950 Per month

This charming mid-terrace house on Melbourne Street in Coalville, this property boasts fresh decoration and new carpeting throughout, creating a welcoming atmosphere that is ready for you to move in without delay.

Upon entering, you are greeted by a SPACIOUS LIVING ROOM, featuring a delightful fireplace and decorative wall panelling that adds character to the space. The living room seamlessly flows into the DINING ROOM, which continues the theme of elegance with its panelled walls and Dado rail, providing access to a useful understairs cupboard.

The KITCHEN, located at the rear of the property, offers a PRACTICAL layout with a range of wall and base units, an integrated oven, and space for additional appliances. A door leads from the kitchen to the rear garden, making it convenient for outdoor entertaining. Adjacent to the kitchen, the FAMILY BATHROOM is fitted with a three-piece white suite, including a bath, WC, and hand basin, complemented by partly tiled walls and stylish wood panel effect vinyl flooring continued from the kitchen.

Upstairs, the property features three WELL-PROPORTIONED bedrooms. The first bedroom overlooks the rear garden and benefits from built-in wardrobes, providing ample storage space.

Outside, the rear garden is designed for EASY MAINTENANCE, featuring a paved patio and pathway, alongside a lawn area with planted borders. The garden is enclosed by fencing, ensuring privacy, and includes side

ON THE GROUND FLOOR

Living Room 15'0" x 12'0" (4.57m x 3.66m)



Dining Room 11'8" x 11'11" (3.56m x 3.63m)



Kitchen 7'7" x 7'11" (2.31m x 2.41m)



Family Bathroom 7'0" x 6'11" (2.13m x 2.11m)



ON THE FIRST FLOOR

Landing

Bedroom 1 12'2" x 12'3" (3.71m x 3.73m)



Bedroom 2 10'3" x 12'6" (3.12m x 3.81m)



Bedroom 3 6'0" x 12'5" (1.83m x 3.78m)

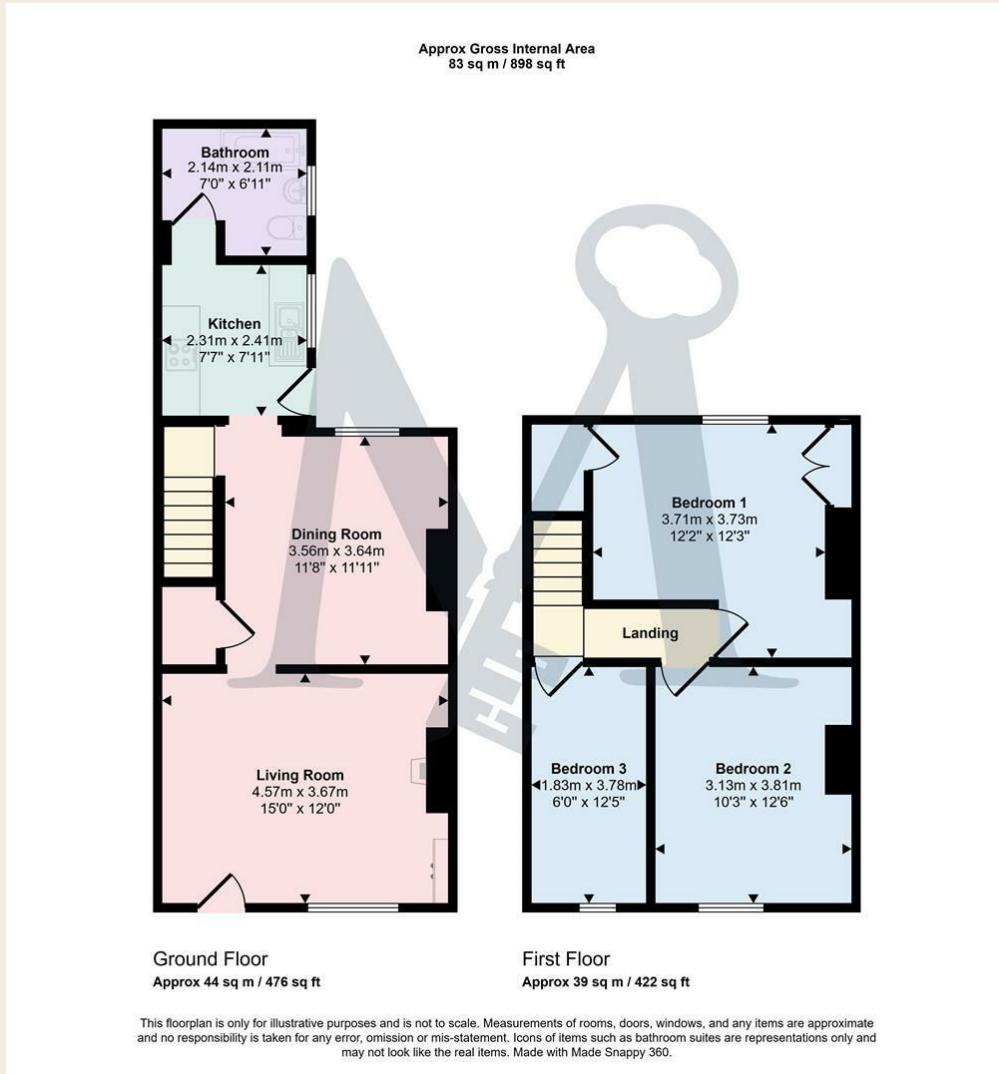


ON THE OUTSIDE



Rear Garden

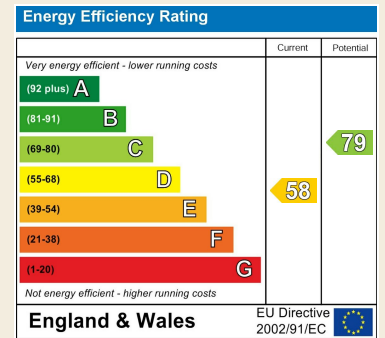
Floor Plan



Area Map



Energy Efficiency Graph



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