



7 Nursery Close, Coalville, LE67 2EQ

£450,000





# Brief Description

Occupying a quiet cul-de-sac position within the SOUGHT AFTER VILLAGE OF RAVENSTONE, close to the highly regarded Ravenstone Primary School, this impressive four-bedroom detached home offers spacious, versatile accommodation finished to an EXCELLENT STANDARD THROUGHOUT. Ideal for growing families, the property combines generous living space with modern styling in a peaceful residential setting.

A welcoming entrance hall with useful storage leads to a ground floor WC, a generous study ideal for home working, and a spacious living room featuring attractive wall panelling and French doors opening onto the rear garden. A separate dining room provides additional flexibility, making an excellent second reception room, snug or playroom.

The heart of the home is the BEAUTIFULLY APOINTED DINING KITCHEN, fitted with quality soft close units, marble effect worktops, a matching central island with breakfast bar and integrated Bosch appliances, including a double oven, induction hob, dishwasher and fridge freezer. An adjoining utility room offers additional storage, appliance space and convenient access to the driveway.

The first floor comprises four well proportioned double bedrooms, including a generous master bedroom with its own EN-SUITE SHOWER ROOM, whilst a further bedroom benefits from fitted wardrobes. Completing the accommodation is a STYLISH FOUR PIECE FAMILY BATHROOM with both a separate bath and walk-in shower.

Outside, the private rear garden enjoys a sunny aspect with paved seating areas, lawn and planted borders, creating an ideal space for entertaining and family life. To the front, a tarmac driveway provides OFF ROAD PARKING FOR MULTIPLE VEHICLES and leads to an OVERSIZED DETACHED SINGLE GARAGE with light, power and a courtesy side door.

Beautifully presented throughout and offering flexible accommodation in a desirable village location, this superb family home is ready to move straight into and must be viewed to be fully appreciated.

£450,000



## ON THE GROUND FLOOR

|                |                              |
|----------------|------------------------------|
| Entrance Hall  |                              |
| WC             |                              |
| Study          | 8'9" x 9'0" (2.69 x 2.75)    |
| Living Room    | 17'4" x 13'8" (5.29 x 4.17)  |
| Dining Room    | 11'11" x 11'1" (3.65 x 3.39) |
| Dining Kitchen | 13'5" x 18'5" (4.11 x 5.62)  |
| Utility        | 5'9" x 5'5" (1.76 x 1.67)    |

## ON THE FIRST FLOOR

|                |                              |
|----------------|------------------------------|
| Master Bedroom | 13'8" x 12'1" (4.17 x 3.7)   |
| En-Suite       | 4'5" x 8'2" (1.35 x 2.49)    |
| Bedroom Two    | 12'0" x 13'10" (3.68 x 4.22) |
| Bedroom Three  | 12'0" x 10'10" (3.67 x 3.32) |
| Bedroom Four   | 8'8" x 10'9" (2.65 x 3.28)   |
| Bathroom       | 9'6" x 7'1" (2.9 x 2.16)     |





ON THE OUTSIDE

Front Garden

Rear Garden

Driveway

Garage

10'1" x 20'6" (3.08 x 6.26)



## Key Features

- Spacious Detached Family Home
- Multiple Reception Rooms
- Master Bedroom With En-Suite
- Private Sunny Rear Garden
- Oversized Detached Single Garage
- Beautifully Presented Throughout
- Separate Utility Room
- Four-Piece Family Bathroom
- Driveway Parking For Multiple Vehicles
- Virtual Property Tour Available

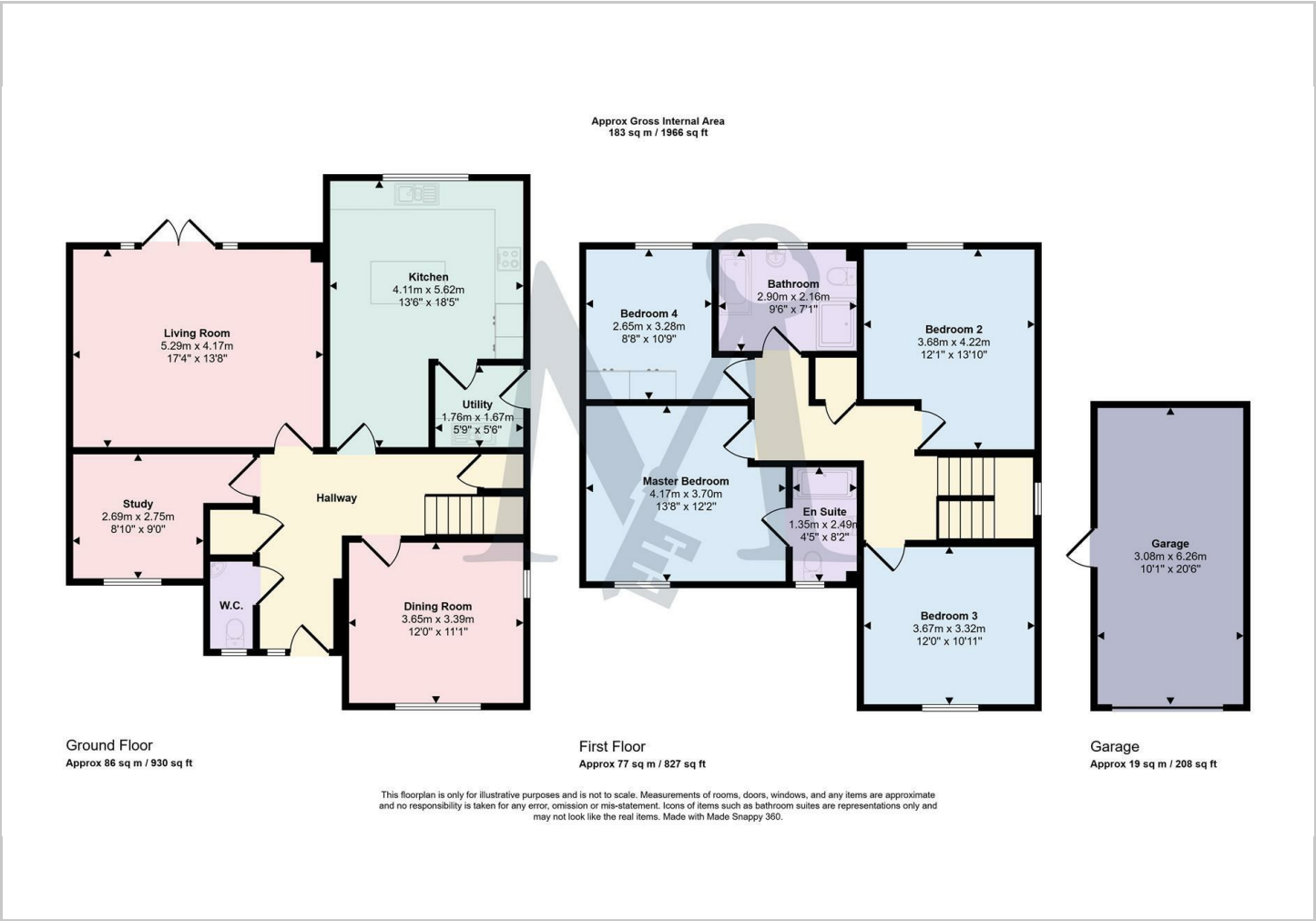








Floor Plans



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

