



MAYNARD
ESTATES



96 Bakewell Street, Coalville, LE67 3BA

£1,200 Per month

This three-bedroom detached house positioned on Bakewell Street in Coalville, offers an exceptional opportunity for a long term let for one lucky tenant. The property has been RECENTLY RENOVATED, presenting beautifully throughout. IDEALLY SITUATED on the edge of the town centre. *Furniture not included*

Upon entering, you are greeted by a WELCOMING PORCH adorned with period feature tiled flooring, leading into a spacious entrance hall with STYLISH wood LVT flooring. The living room boasts a BAY FRONTED window, a feature fireplace, and tall ceilings with elegant coving, creating a warm and inviting atmosphere. The adjacent dining room continues the theme with the same tasteful flooring, a CHARMING FIREPLACE, and ample space for family gatherings.

At the rear of the house, the kitchen is a MODERN DELIGHT, featuring a range of contemporary wall and base units, space for appliances, and a stylish tiled splashback. The open aspect into the SNUG AREA enhances the sense of space, and the snug also includes a UTILITY AREA that complements the kitchen's aesthetics, along with convenient access to the garden.

The first floor hosts two well-proportioned bedrooms and a LUXURIOUS FAMILY BATHROOM, which is a true highlight of the home. This STUNNING four-piece suite includes a bath, separate shower, hand basin, and WC, all finished with feature tile flooring and walls, along with built-in shelving and ceiling spotlights. The second floor reveals a VERSATILE THIRD BEDROOM, perfect for use as an office, playroom, or as needed.

ON THE GROUND FLOOR

Entrance Porch

Entrance Hall

Living Room 10'9" x 13'9" (3.28m x 4.19m)



Dining Room 11'4" x 12'2" (3.45m x 3.71m)



Kitchen 8'5" x 10'6" (2.57m x 3.20m)



Snug Area 8'4" x 7'10" (2.54m x 2.39m)



ON THE FIRST FLOOR

Landing



Bedroom 1 14'10" x 11'5" (4.52m x 3.48m)



Bedroom 2 8'8" x 12'4" (2.64m x 3.76m)



Family Bathroom 8'2" x 10'9" (2.49m x 3.28m)



ON THE SECOND FLOOR

Bedroom 3 14'1" x 16'4" (4.29m x 4.98m)



ON THE OUTSIDE

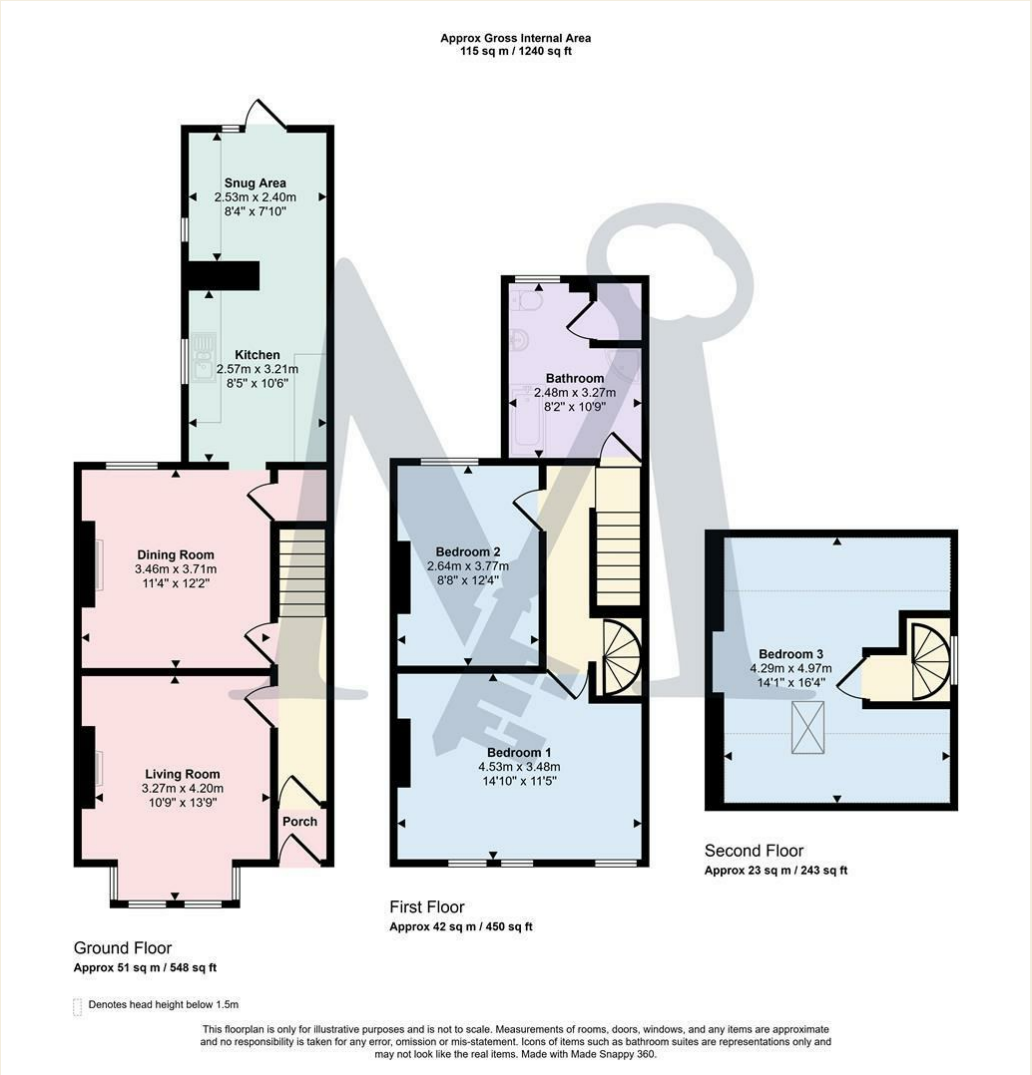
Front Garden



Rear Garden



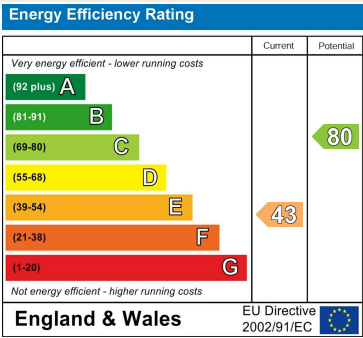
Floor Plan



Area Map



Energy Efficiency Graph



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