



MAYNARD
ESTATES

6 Briers Lane, Coalville, LE67 2JB

Offers in excess of £300,000





Brief Description

Situated within a popular residential development, this BEAUTIFULLY PRESENTED three double bedroom detached Davidsons home built in 2020 with 4 years NHBC certificate remaining has been tastefully enhanced by the current owners to create a stylish and move in ready family home. Offering contemporary décor, feature wall panelling and a professionally landscaped rear garden, the property combines modern living with practical family accommodation.

The accommodation begins with a welcoming entrance hall featuring attractive wall panelling, solid wood flooring and integral access into the garage. The oak flooring continues through into the spacious living room which enjoys a large front facing window allowing plenty of natural light, together with a stylish media wall creating an ideal space for relaxation.

To the rear is a SUPERB OPEN PLAN KITCHEN fitted with a modern range of white gloss units, composite work surfaces and integrated AEG appliances including a double oven, four ring gas hob, fridge freezer and dishwasher. French doors open directly onto the landscaped rear garden, while a separate utility room provides additional storage, laundry facilities and access to the ground floor WC.

To the first floor are three well-proportioned double bedrooms, including a master bedroom with built in wardrobes and a CONTEMPORARY EN-SUITE SHOWER ROOM. A stylish four piece family bathroom concludes the home beautiful internal accommodation, complete with bath, separate double walk in shower, WC and wash hand basin.

Externally, the landscaped rear garden has been designed with patio seating areas, lawn and planted borders, creating an excellent space for outdoor entertaining. To the front, a SIDE BY SIDE DRIVEWAY PROVIDES PARKING FOR MULTIPLE VEHICLES and leads to the integral garage with light, power and internal access.

Early viewing is highly recommended to fully appreciate the quality, presentation and excellent family accommodation this superb home has to offer.



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ON THE GROUND FLOOR

Entrance Hall	
Living Room	11'3" x 15'8" (3.44 x 4.79)
Kitchen Diner	14'4" x 12'2" (4.38 x 3.72)
Utility Room	
WC	

ON THE FIRST FLOOR

Landing	
Master Bedroom	11'0" x 10'10" (3.37 x 3.32)
En-Suite	7'5" x 3'8" (2.28 x 1.14)
Bedroom Two	8'6" x 12'11" (2.6 x 3.95)
Bedroom Three	13'3" x 8'4" (4.04 x 2.55)
Bathroom	9'6" x 5'5" (2.9 x 1.66)



ON THE OUTSIDE

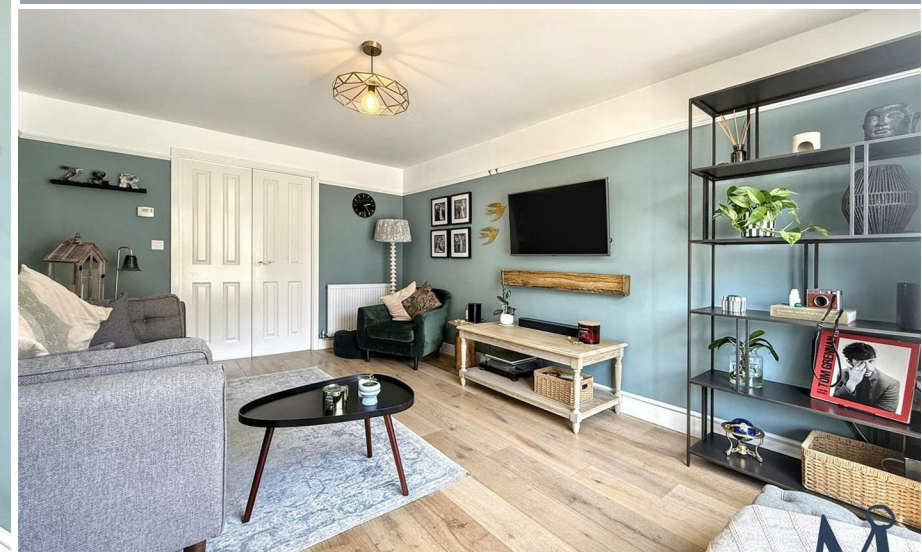
Front Garden

Rear Garden

Driveway

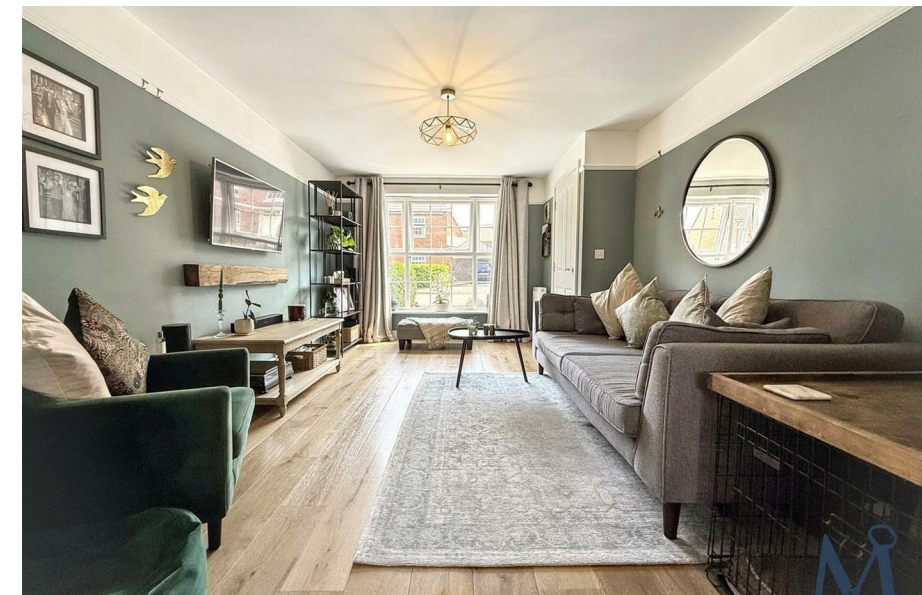
Single Garage

8'0" x 15'8" (2.46 x 4.79)



Key Features

- Three Double Bedrooms
- Modern Open Plan Dining Kitchen
- Stylish En-Suite To Master Bedroom
- Single Garage With Internal Access
- Move In Ready Family Home
- Beautifully Enhanced Detached
- Utility Room & Ground Floor WC
- Professionally Landscaped Rear Garden
- Parking For Multiple Vehicles
- Virtual Property Tour Available

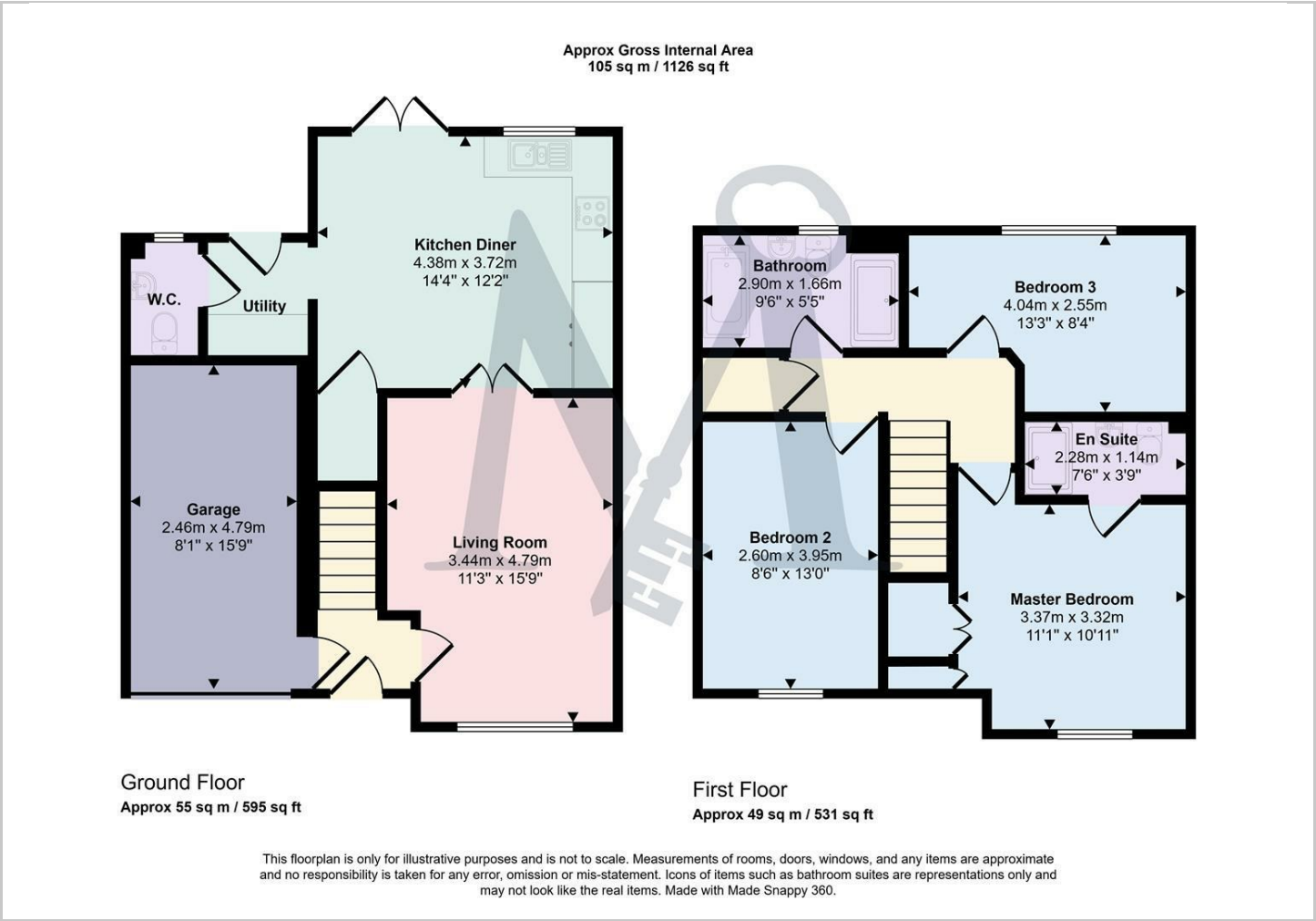








Floor Plans



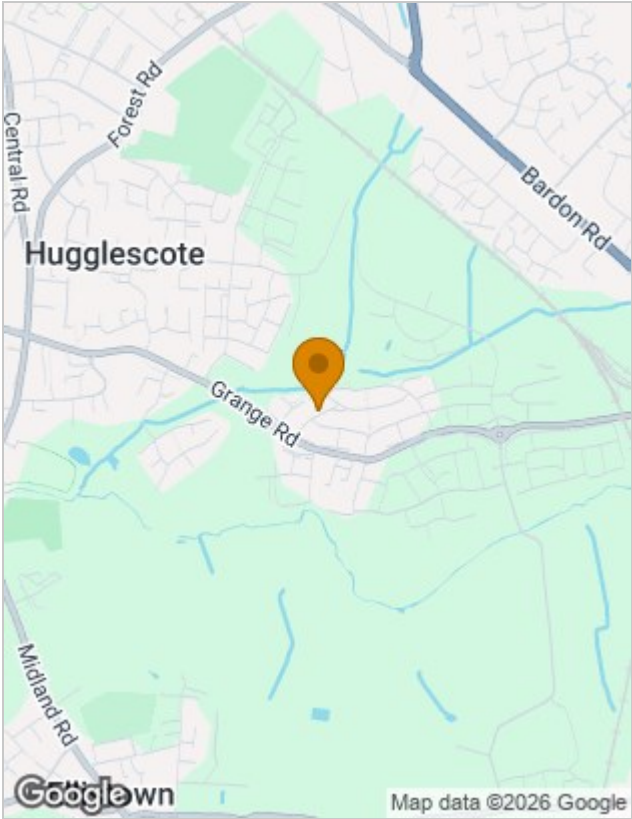
Viewing

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.

2-4 North Street, Whitwick, Coalville, Leicestershire, LE67 5HA
Tel: 01530 682886 Email: sales@maynardestates.co.uk maynardestates.co.uk

Location Map



Energy Performance Graph

