



MAYNARD
ESTATES



14 Beaumont Green
Coleorton, Coalville, LE67 8FU

Asking price £450,000





Brief Description

Situated within a sought after cul-de-sac in the popular village of Coleorton, this BEAUTIFULLY PRESENTED three double bedroom detached home offers generous accommodation, a mature landscaped garden and STUNNING OPEN FIELD VIEWS TO THE REAR.

The current owners have made SIGNIFICANT IMPROVEMENTS, including a brand new air source heat pump, roof-mounted solar panels with battery storage and thoughtful first floor alterations. These energy-efficient improvements offer LOWER HOUSEHOLD ENERGY BILLS, while an ELECTRIC VEHICLE CHARGING POINT further enhances the home's modern credentials. The property has also been freshly and neutrally decorated throughout, with attractive wooden shutter blinds to selected windows.

The ground floor comprises an entrance porch and hallway, SPACIOUS LIVING ROOM with feature fireplace and bow fronted window, separate dining room and versatile sunroom with access to the homes rear patio. The MODERN BREAKFAST KITCHEN features shaker-style units, quartz worktops, integrated appliances and excellent storage, including a useful walk-in understairs pantry. A rear lobby, WC and integral garage complete the ground floor.

Upstairs, the IMPRESSIVE EXTENDED MASTER BEDROOM benefits from an open plan dressing area, fitted wardrobes, modern en-suite shower room and wonderful countryside views. Two further bedrooms overlook the attractive tree lined green to the front, alongside a modern family bathroom.

Outside, the generous rear garden features shaped lawns, established borders, mature trees and shrubs, paved seating areas, pathways and a garden shed. Beyond are BEAUTIFUL OPEN FIELD VIEWS, creating a wonderful sense of space and privacy. To the front, a landscaped garden and block paved driveway provide AMPLE OFF ROAD PARKING and access to the garage.

Combining a PEACEFUL VILLAGE SETTING, energy-efficient improvements, flexible accommodation and exceptional views, this is an impressive modern family home which won't be on the market for long.







ON THE GROUND FLOOR

Entrance Porch

Entrance Hall

Living Room
10'7" x 21'0" (3.23 x 6.42)

Dining Room
7'11" x 11'10" (2.43 x 3.62)

Sunroom / Office
10'9" x 11'1" (3.29 x 3.4)

Breakfast Kitchen
18'11" x 9'7" (5.79 x 2.94)

WC

ON THE FIRST FLOOR

Landing

Master Bedroom
10'3" x 19'0" (3.14 x 5.8)

En-Suite
8'2" x 7'1" (2.51 x 2.17)

Bedroom Two
14'4" x 7'2" (4.39 x 2.19)

Bedroom Three
10'9" x 8'11" (3.29 x 2.72)

Bathroom
6'1" x 7'3" (1.87 x 2.22)

ON THE OUTSIDE

Front Garden

Rear Garden

Driveway

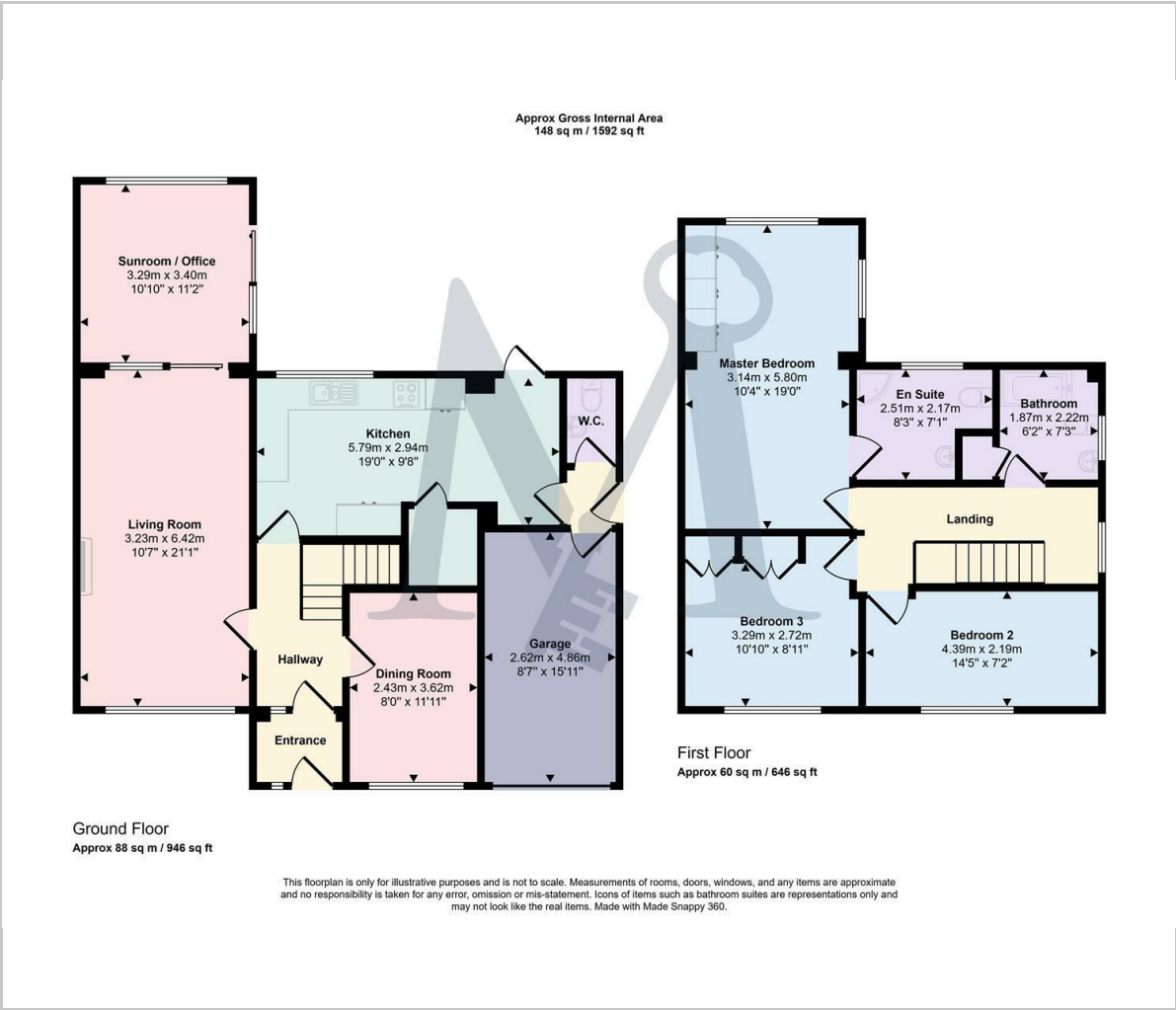
Garage
8'7" x 15'11" (2.62 x 4.86)







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

