



MAYNARD
ESTATES

21 King Richards Hill
Whitwick, Coalville, LE67 5BT

Asking price £260,000



Brief Description

Situated in an elevated position with IMPRESSIVE VIEWS across Whitwick and the surrounding countryside. The property provides spacious, versatile accommodation, generous gardens, ample parking and direct access to neighbouring woodland, making it ideal for families, dog walkers and outdoor enthusiasts.

The accommodation comprises an entrance hall, bright living room, three bedrooms, modern family bathroom and an EXTENDED DINING KITCHEN. The living room enjoys far reaching views through a large double-glazed window and has been recently decorated. Bedroom one is a spacious double overlooking the rear garden, with built-in wardrobes, while bedroom two is another good sized double enjoying the attractive front outlook. Bedroom three offers flexibility as a single bedroom, home office or additional reception room.

The MODERN FAMILY BATHROOM includes a panelled bath with electric shower over, wash hand basin and WC, with tiled walls and vinyl flooring.

A particular feature is the modern extended dining kitchen, fitted with a good range of units and work surfaces, inset sink, space for an American-style fridge freezer and freestanding double oven with gas hob. The bright dining area benefits from excellent natural light, garden and driveway access along with a useful pantry cupboard. The property also benefits from gas central heating, with a relatively recently replaced Bosch boiler and control system.

Outside, the landscaped gardens extend over three levels, mostly laid to lawn whilst featuring fruit trees, shrubs and planted areas, with usable level sections. A rear gate provides DIRECT ACCESS TO THE AJOINING WOODS.

To the front, a substantial garden and driveway provide PARKING FOR MULTIPLE VEHICLES., with potential for further parking subject to works being undertaken. There is also an oversized single detached garage measuring in excess of 25ft with light, power, up-and-over door and glazed side window.





ON THE INSIDE

Entrance Hall

Living Room

16'4" x 10'11" (4.98 x 3.35)

Kitchen

12'4" x 9'4" (3.78 x 2.87)



Dining Room

13'4" x 10'5" (4.07 x 3.18)

Inner Hallway

Bedroom One

11'8" x 9'7" (3.56 x 2.93)

Bedroom Two

8'10" x 11'1" (2.71 x 3.4)



Bedroom Three

9'1" x 7'6" (2.77 x 2.31)

Bathroom

6'5" x 5'8" (1.98 x 1.75)



ON THE OUTSIDE

Front Garden

Rear Garden

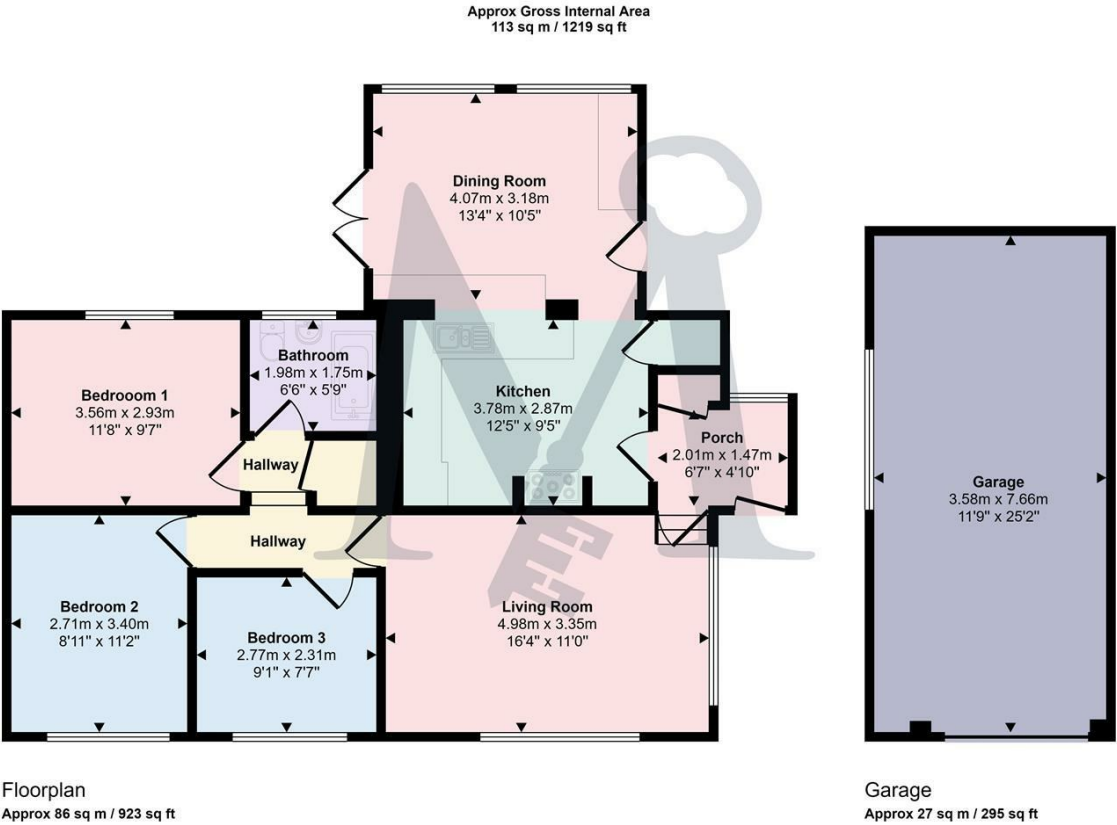
Driveway

Garage

11'8" x 25'1" (3.58 x 7.66)



Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

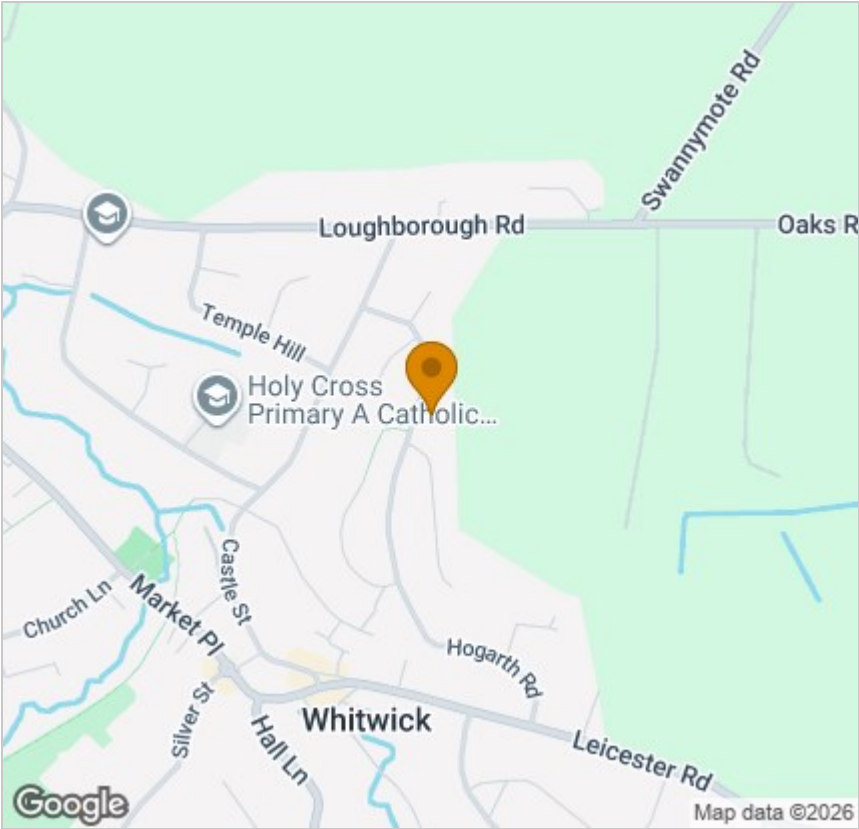
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

