



18 Valley Way, Coalville, LE67 5ES

Guide price £475,000



Brief Description

A truly exceptional five-bedroom detached family home, extended by the current owners and offered to the market for the very first time in 30 years. Having been exceptionally well cared for and maintained, this unique property provides an outstanding combination of generous living accommodation, beautifully established gardens and a highly desirable setting within a quiet cul-de-sac in the sought-after village of Whitwick.

The property occupies an impressive circa 0.2 acre plot, with the substantial and beautifully established rear garden forming a particular highlight. The garden enjoys a wonderful degree of privacy and backs directly onto neighbouring countryside, creating far-reaching and pleasant views beyond. A generous paved patio provides an excellent area for outdoor entertaining, complemented by an adjustable pergola offering ample shade and views up the homes wonderful garden.

Internally, the extensive accommodation is ideally suited to modern family life, with multiple reception rooms providing exceptional flexibility. The principal living room is a particularly welcoming space, featuring a charming fireplace and bay fronted window, whilst the additional reception room offers superb versatility as a family room, children's playroom or dedicated home office. The adjacent kitchen/diner overlooks the rear garden and provides a natural heart to the home, perfectly suited to both everyday family life and entertaining with range of units and French door leading onto the homes rear garden.

Five well-proportioned bedrooms are complemented by two beautifully presented en-suite shower rooms, together with a contemporary family bathroom, providing excellent facilities for large families.

Further benefits include an integrated garage and extensive off-road parking for several vehicles.

This substantial and unique family home represents an exceptional opportunity for a growing family seeking space, flexibility and a generous garden in a peaceful village setting.

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ON THE GROUND FLOOR

Entrance Hall	
Cloakroom WC	
Living Room	11'8" x 17'1" (3.56m x 5.21m)
Family Room	9'4" x 13'3" (2.84m x 4.04m)
Kitchen Diner	17'2" x 11'8" (5.23m x 3.56m)

ON THE FIRST FLOOR

Landing	
Master Bedroom	12'2" x 10'2" (3.71m x 3.10m)
En-Suite	
Bedroom 2	8'7" x 13'1" (2.62m x 3.99m)
En-Suite 2	



Bedroom 3	7'9" x 15'6" (2.36m x 4.72m)
Bedroom 4	7'9" x 13'0" (2.36m x 3.96m)
Bedroom 5	5'9" x 10'2" (1.75m x 3.10m)
Family Bathroom	

ON THE OUTSIDE

Substantial Rear Plot

Driveway

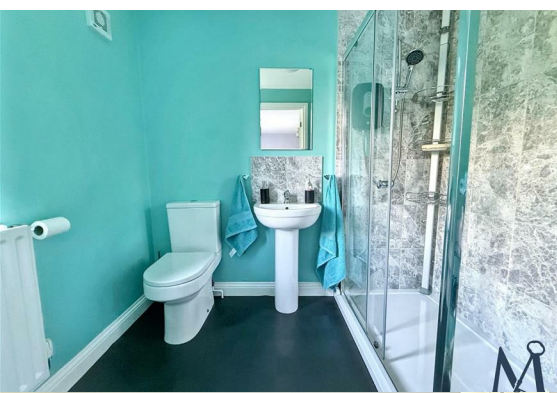
Single Garage 8'2" x 16'5" (2.49m x 5.00m)



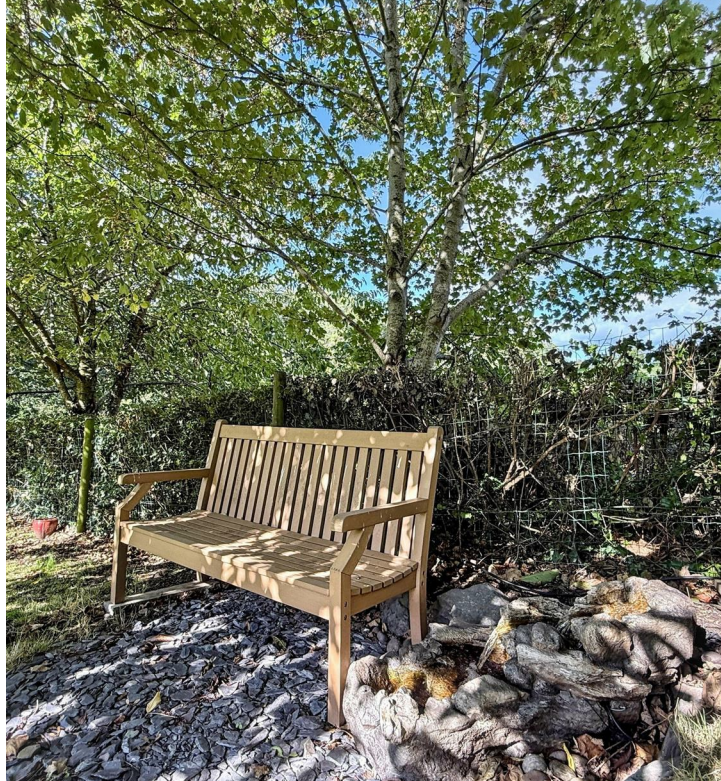
Key Features

- Stunning Circa 0.2 Acre Plot
- Five Bedrooms & Rear Countryside View
- Two Modern En-Suite Shower Rooms
- Additional Ground Floor Reception Room
- Contemporary Family Bathroom
- Beautiful & Well Established Gardens
- Quiet End Of Cul-De-Sac Location
- Spacious Bay Fronted Living Room
- Garage & Driveway For Several Vehicles
- Virtual Property Tour Available



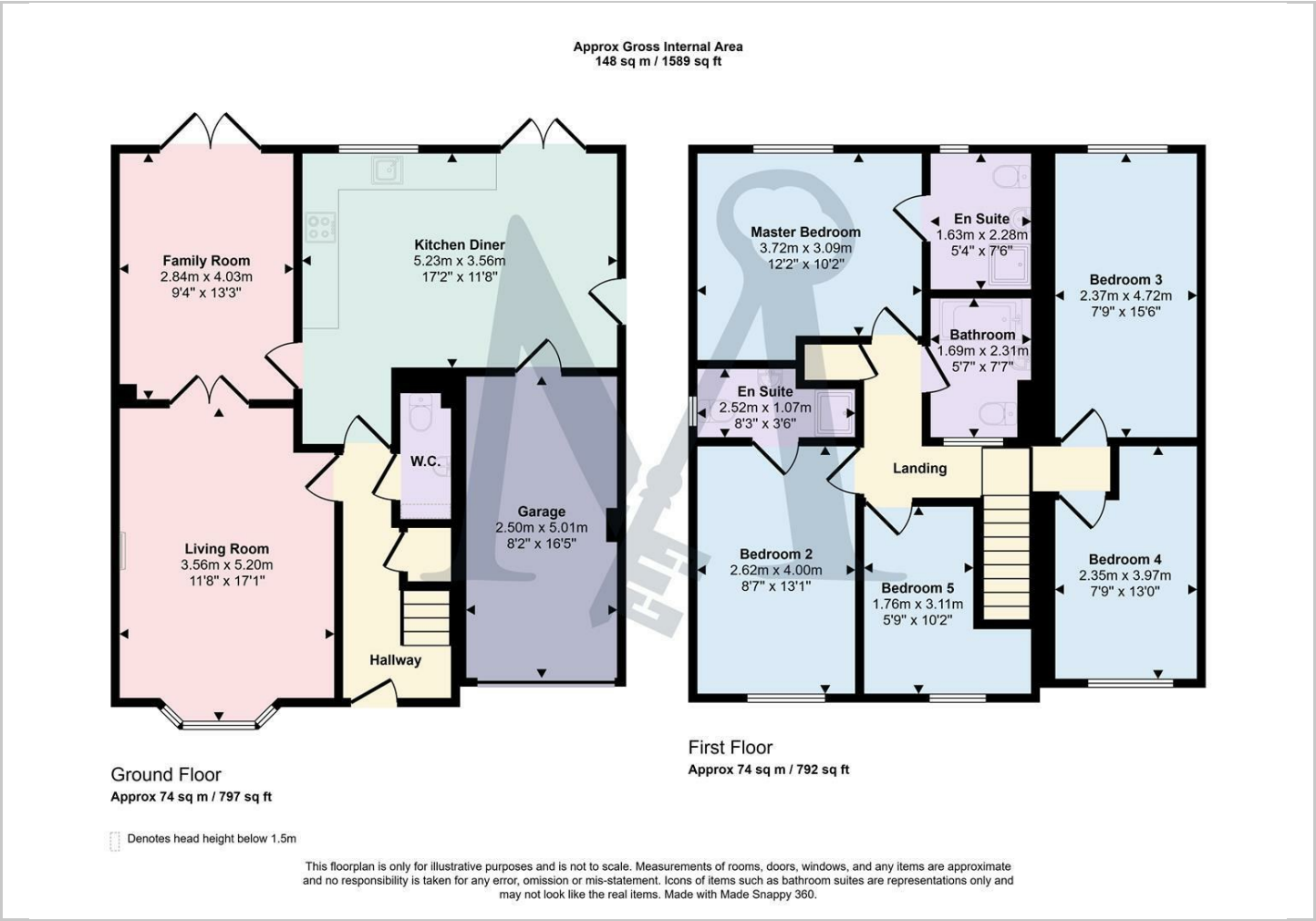








Floor Plans



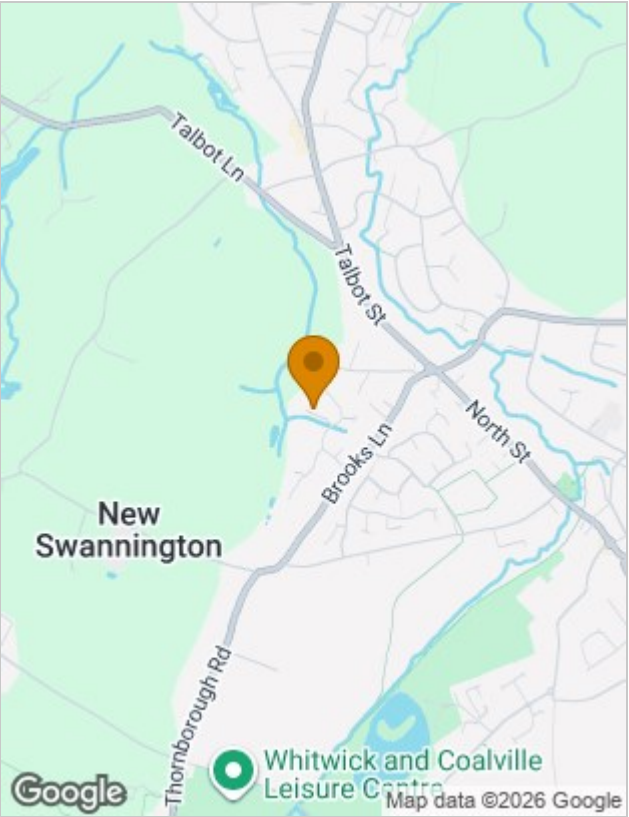
Viewing

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

