

26 Griffin Road, Coalville, LE67 8AA

£375,000

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Brief Description

Situated on the edge of the popular village of Thringstone, this modern, detached family property was built by Bellway Homes in 2018 and has since been improved by it's current owners to now offer additional block paved parking to the front, along with the original tarmac driveway to the side and OVERSIZED SINGLE GARAGE providing ample OFF ROAD PARKING FOR SEVERAL VEHICLES.

Offering deceptively spacious accommodation, the property boasts a LIGHT AND AIRY LIVING ROOM, which has windows to both the front and rear aspects and LVT flooring. There is a useful ground floor WC and a second reception room, which could be an ideal STUDY or playroom.

A key feature of the home, is the STYLISH, OPEN PLAN LIVING KITCHEN DINER, which has a VAULTED CEILING with Sky lights as well as VIEWS OVER and access to the GARDEN via French doors. Fitted with a range of units, the kitchen benefits from having a double oven and grill, with a five ring gas hob and extractor hood above. There is a composite one and half bowl sink and drainer with mixer tap over and metro tiled splashbacks. Furthermore, there is an integrated dishwasher, ceiling spotlights and a Porcelain tiled flooring which continues from the entrance hall.

A UTILITY ROOM completes the ground floor, with further fitted units, an integrated washing machine with sink above, as well as a side access door to the driveway.

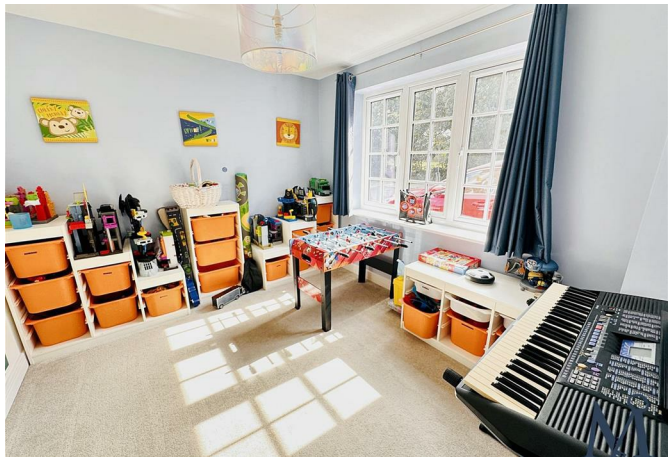
To the first floor, there are FOUR DOUBLE BEDROOMS, the largest of which has fitted wardrobes and a contemporary EN-SUITE SHOWER ROOM, fitted with a double shower, double hand basin and WC.

A further family bathroom comprises of a panelled bath with mains shower over, wc and hand basin with tiled splashbacks and flooring.

Outside, a large, low maintenance landscaped REAR GARDEN can be found, with an artificial lawn, block paved patios and side gateway access to the side and front where the aforementioned parking and garage can be found, as well as an ELECTRIC CAR CHARGING POINT.

An early viewing is a must!





£375,000



ON THE GROUND FLOOR

Entrance Hall	
Study / Playroom	10'0" x 8'11" (3.07 x 2.73)
Living Room	11'3" x 23'2" (3.43 x 7.08)
Kitchen Diner	11'2" x 14'6" (3.41 x 4.44)
Utility Room	5'8" x 5'2" (1.75 x 1.58)
Ground Floor WC	

ON THE FIRST FLOOR

Landing	
Bedroom One	11'6" 11'1" (3.53 3.38)



En-Suite Shower Room	7'6" x 4'10" (2.29 x 1.49)
Bedroom Two	13'9" x 12'3" (4.21 x 3.75)
Bedroom Three	11'6" x 10'7" (3.53 x 3.24)
Bedroom Four	9'9" x 9'7" (2.99 x 2.93)
Family Bathroom	6'6" x 6'1" (2 x 1.86)

OUTSIDE

Front Garden	
Rear Garden	
Front Driveway	
Side Driveway	
Single Garage	10'2" x 19'6" (3.10m x 5.94m)

Key Features

- EDGE OF VILLAGE LOCATION
- SPACIOUS LIVING ROOM
- STUDY/ PLAYROOM
- CONTEMPORARY FAMILY BATHROOM
- PARKING FOR SEVERAL VEHICLES & SINGLE GARAGE
- FOUR DOUBLE BEDROOMS
- IMPRESSIVE LIVING KITCHEN DINER
- EN SUITE TO MASTER BEDROOM
- LANDSCAPED REAR GARDEN
- VIRTUAL PROPERTY TOUR AVAILABLE




TAKE A SEAT
MAKE YOURSELF AT HOME
OUR FEET UP
& UNWIND
KITCH


ZACHARY


JOSHUA



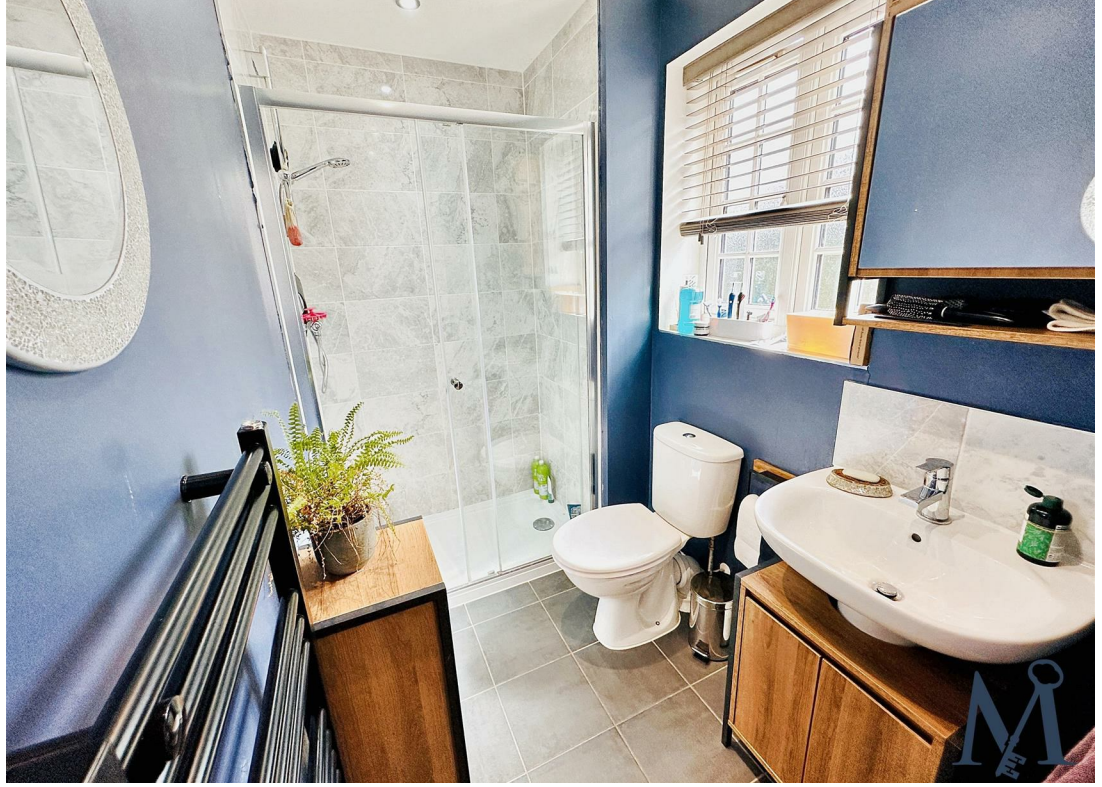














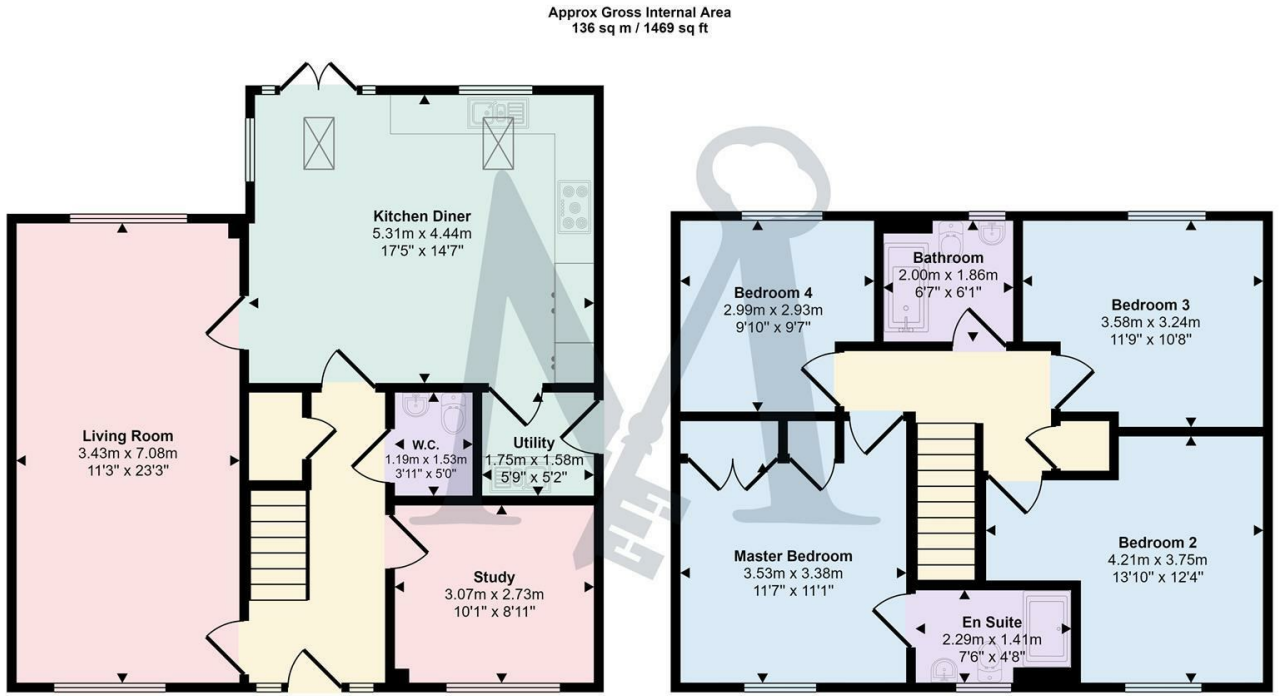








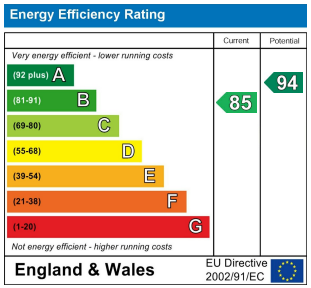
Floor Plans



Location Map



Energy Performance Graph



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