



# 71 Sharpley Avenue

, Coalville, LE67 4DU

## £390,000

Nestled in a tranquil cul-de-sac, this magnificent five-bedroom detached family home offers an exceptional living experience, ideal for the discerning buyer. Situated on a generous corner plot of approximately 0.13 acres, this property commands an impressive footprint of 1,677 sq. ft., complemented by a thoughtfully converted loft space.

Upon entering, one is greeted by a bright and inviting entrance hall that sets the tone for the rest of the home. The principal reception room is a haven of light, featuring expansive windows and a charming feature fireplace, perfect for cosy evenings. Adjacent to this, the second reception room offers versatile use as a home office or a children's playroom. The formal dining room seamlessly connects to the rear patio through elegant patio doors, creating an ideal space for entertaining. The heart of the home is undoubtedly the expansive, contemporary dining kitchen, replete with integrated appliances and ample counter space, accompanied by a practical utility room and an integral garage.

Ascending to the first floor, the property boasts five generously proportioned bedrooms, four of which comfortably accommodate double beds. The modern three-piece family bathroom caters to the needs of a busy household. The loft conversion adds a versatile dimension, offering abundant

- 5 Bedroom Detached Family Home
- Over 1600sqft Of Flexible Living Accommodation
- Off Road Parking For 3 Cars
- Larger Than Average Corner Plot (Approx 0,13ac)
- Completely Private Rear Garden
- Immaculately Presented Throughout
- Sold With No Chain
- An Early Expression Of Interest Is Highly Recommended

### Viewing

Please contact our Berkley Kibworth Office on 0116 2796161 if you wish to arrange a viewing appointment for this property or require further information.





# Floor Plan



# Area Map



# Energy Efficiency Graph



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