



MAYNARD  
ESTATES



10 Rockland Rise  
Whitwick, Coalville, LE67 5BF

£250,000



## Brief Description

Positioned in the corner of a tranquil cul-de-sac on the OUTSKIRTS of Whitwick village, this extended two-bedroom detached bungalow on Rockland Rise presents an EXCELLENT OPPORTUNITY for those seeking a property with potential. Spanning an impressive 1,614 square feet, this home is available with NO UPWARD CHAIN, allowing for a smooth transition for prospective buyers.

Upon entering, you are greeted by a welcoming ENTRANCE PORCH, which features a convenient cupboard housing the alarm system and ideal logic combination boiler. The porch leads into a SPACIOUS kitchen diner, equipped with a range of wall and base units, complemented by tiled flooring and a stylish tiled splashback. The OPEN-PLAN DESIGN seamlessly connects the kitchen to the dining area, which boasts an access door to the outside and twin doors that open into the extended living room.

The living room is a DELIGHTFUL SPACE, adorned with wall-mounted lights and a charming brick fireplace, creating a warm atmosphere. Sliding doors provide access to the conservatory, offering LOVELY VIEWS of the rear garden. An inner hallway from the dining kitchen leads to the two WELL-PROPORTIONED bedrooms and the shower room. The first bedroom features a bay window and an array of built-in furniture, while the second bedroom, facing the rear, includes a range of built-in wardrobes. The shower room is currently designed as a WET ROOM, complete with a wall-mounted shower, WC, hand wash basin, and a chrome heated towel rail.

Outside, the LANDSCAPED rear garden is a true highlight, featuring multiple decked patio areas, paved sections, a lawn, and an array of mature trees, shrubs, and bushes, providing a serene outdoor retreat. The block-paved driveway offers AMPLE OFF-ROAD PARKING for multiple vehicles and leads to an oversized single garage.

This bungalow, with its SPACIOUS rooms and POTENTIAL for modernisation, is a rare find in a peaceful setting, making it an ideal choice for those looking to create their DREAM HOME





ON THE INSIDE

Entrance Porch

Kitchen Diner

23'1" x 10'5" (7.04m x 3.18m)

Living Room

24'9" x 11'2" (7.54m x 3.40m)

Conservatory

5'11" x 8'7" (1.80m x 2.62m)

Inner Hallway

Bedroom 1

16'5" x 10'1" (5.00m x 3.07m)

Bedroom 2

11'9" x 10'1" (3.58m x 3.07m)

Wet Room / Shower Room

ON THE OUTSIDE

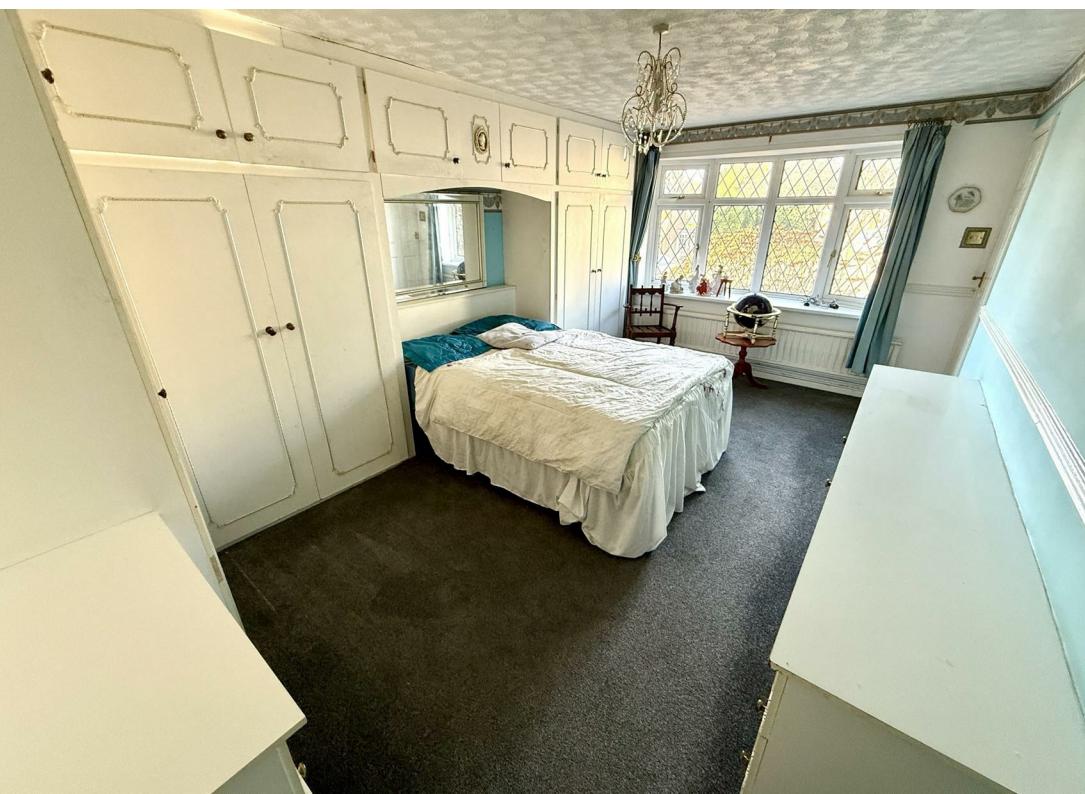
Front Garden

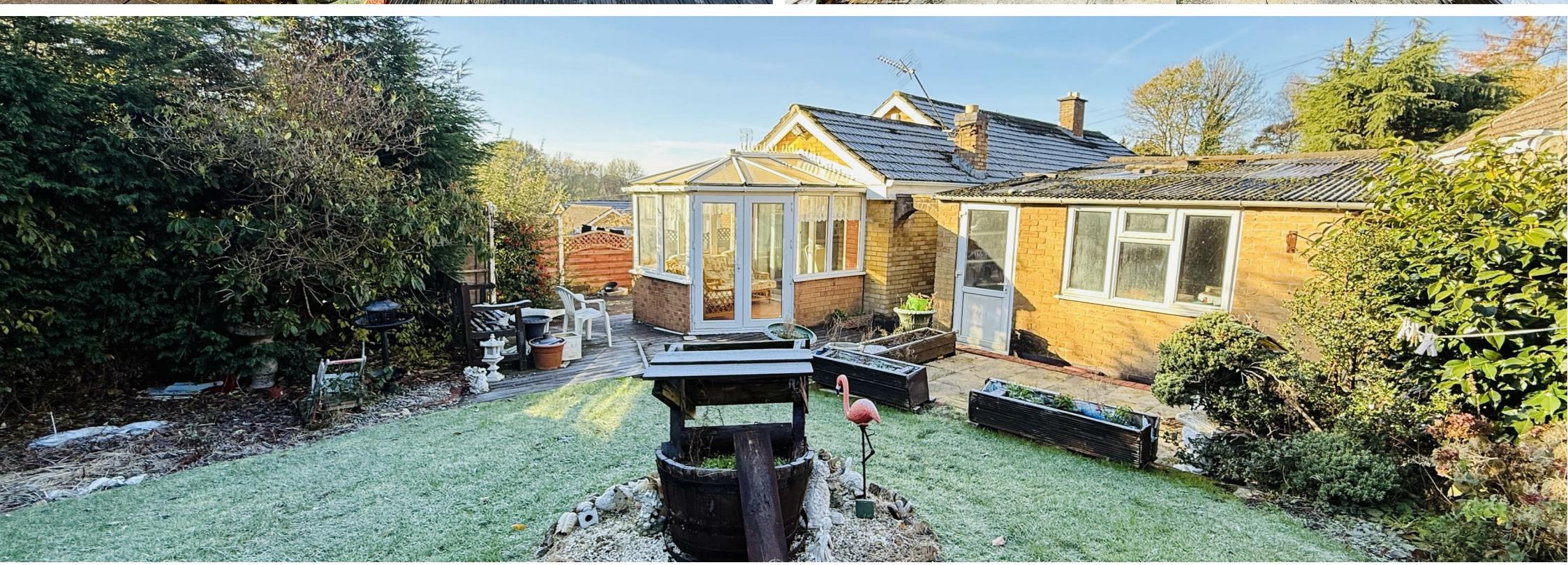
Rear Garden

Driveway

Oversized Single Garage

14'0" x 23'0" (4.27m x 7.01m)

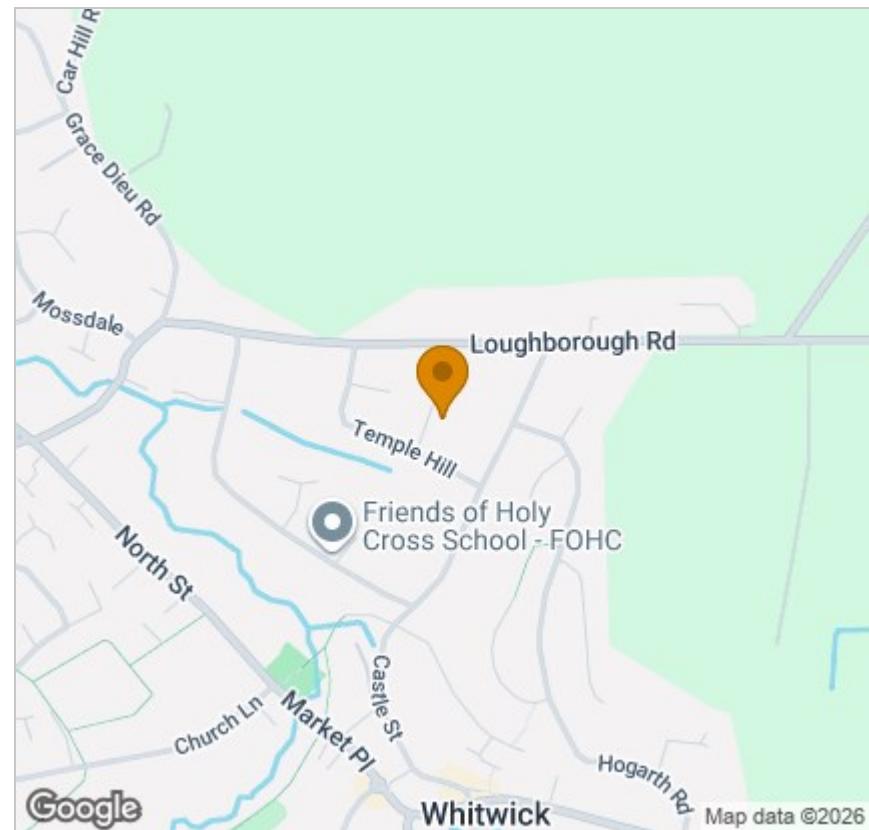




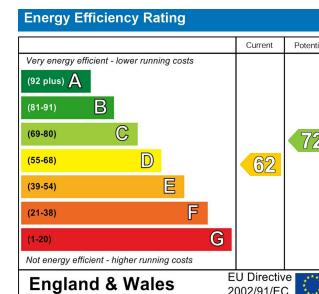
## Floor Plan



## Area Map



## Energy Efficiency 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.

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