

ON HOLD



Cowslip Lane, Coalville

3 Bedrooms, 2 Bathroom, Detached House

£275,000



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- Offered for sale with no onward chain
- Detached David Wilson Homes built property
- Lovely cul de sac location
- Three bedrooms, master with en-suite

THE PROPERTY AND TOWN Modern detached property built by David Wilson to the attractive Haddon specification. Situated in a lovely end of cul de sac location with partial views to surrounding farm land, the property briefly comprises entrance hall with guest cloakroom, lounge, dining kitchen and utility. To the first floor three bedrooms (master with en-suite) and bathroom. Externally the property is situated on a corner plot with off road parking and a single garage.

Coalville is in the district of North West Leicestershire and is situated on the A511 between Leicester and Burton upon Trent, close to junction 22 of the M1 motorway, bordering the upland area of Charnwood Forest to the east of the town. There are a good standard of amenities in Coalville including shops, supermarkets, schooling at all levels and a leisure centre.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL Accessed via a composite entrance door. With stairs leading to the first floor, central heating radiator, tiled floor.

GUEST CLOAKROOM Comprising a suite in white of wash hand basin and W.C. central heating radiator, tiled floor, extractor fan.

LOUNGE 17' 8" x 10' 7" (5.38m x 3.23m) With uPVC framed double glazed French doors opening to the rear garden, uPVC framed double glazed window to the front elevation, central heating radiator, wood effect flooring.

DINING KITCHEN 17' 8" x 9' 6" (5.38m x 2.9m) With a range of units at eye and base level providing work





surface, storage and appliance space. Single drainer sink unit with mixer tap over, four ring gas hob with extractor hood over, electric oven, plumbing for a dishwasher, uPVC framed double glazed window to front and rear elevations, two central heating radiators, tiled floor.

UTILITY ROOM 5' 7" x 5' 5" (1.7m x 1.65m) With plumbing for washing machine, Ideal Logic wall mounted central heating boiler, central heating radiator, understairs storage cupboard, tiled floor and door opening to the rear garden.

FIRST FLOOR

LANDING With uPVC framed double glazed window to the rear elevation, central heating radiator, access to the roof space, storage cupboard.

MASTER BEDROOM 11' 3" x 10' 0" (3.43m x 3.05m) With uPVC framed double glazed window to the front elevation. Central heating radiator. En-suite shower

room leading off.

EN-SUITE SHOWER ROOM Comprising a suite in white of wash hand basin and W.C. Walk in cubicle housing the Aqualisa electric shower. Opaque uPVC framed double glazed window to the front elevation, heated towel rail, extractor fan.

BEDROOM TWO 11' 2" x 9' 8" (3.4m x 2.95m) With uPVC framed double glazed window to the front elevation, central heating radiator, over stairs storage cupboard.

BEDROOM THREE 8' 10" x 7' 4" (2.69m x 2.24m) With uPVC framed double glazed window to the rear elevation. Central heating radiator.

BATHROOM Comprising a suite in white of panelled bath with mains fed shower over, wash hand basin and W.C. Opaque uPVC framed double glazed window to the rear elevation, heated towel rail, extractor fan.



OUTSIDE The property is set back from the road behind a strip of garden which extends round to the side and leads to parking and the SINGLE DETACHED GARAGE with up and door. To the rear a private wall enclosed garden with an area of patio and shaped lawn.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		



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