

Alexanders



Wentworth Road

Coalville

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- Beautiful three bedroom semi-detached.
- Located within a quiet location.
- Beautiful log burner in the living. area
- Private drive leading to a single garage.
- Well- maintained garden area with lantern lighting surrounding the property.
- Variety of schools within catchment area.
- EPC Rating D/ Council Tax Band C/ Freehold

General Description

Alexanders offer to the market this beautiful three-bedroom semi-detached house positioned on a superb corner plot within a quiet location a short distance to the town centre and all of its' amenities.

The property has been beautifully maintained and updated to a superb standard throughout by the current owners and boasts uPVC double glazing and gas central heating. Situated within a quiet no through road, the property benefits from a generous corner plot with a private drive leading to single garage and gardens laid to lawn with well-maintained seating area external lantern lighting to surround the property.

The Acomodation

The internal accommodation is laid across two floors to comprise in brief: Entrance porch with tile effect laminate flooring, entrance hall with timber effect laminate flooring, open plan dining kitchen with a range of stylish wall and base units with rolled edge work surfaces, a one and a half bowl sink and drainer unit with Swan neck mixer taps, having a free standing electric cooker with tiled splash backs and extractor hood over with further ceramic tiled flooring, concealed gas fired central heating boiler and further space and plumbing for appliances, sitting room with bay window and inset log burner, WC and to the first floor are three bedrooms and refitted bathroom.



Location

The property is located in Coalville which offers a range of shops and local market. There are a variety of schools within the Coalville catchment area which also boasts the Stephenson's Academy. The town is situated on the A511 which offers transport routes for both public and private transport links to nearby Ashby, Burton and Leicester.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch (01530) 413126.

Tenure

Freehold

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Local Authority

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ (Tel: 01530 454545). Council Tax Band C.

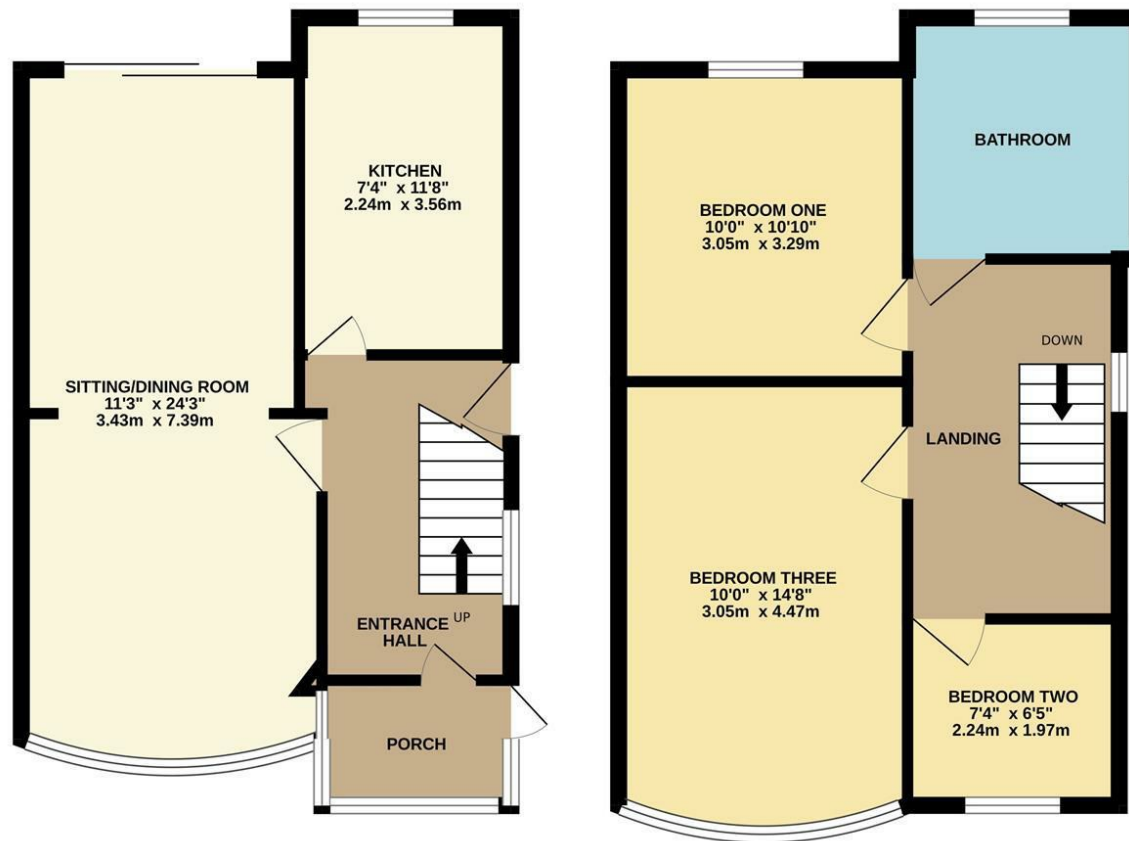
Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





TOTAL FLOOR AREA : 895 sq.ft. (83.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Alexanders

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Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.
General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.