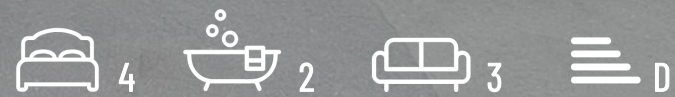


William.



20 Ascot Drive
Coalville, LE67 4DF

Offers over £400,000



20 Ascot Drive

, Coalville, LE67 4DF

** REDUCED FOR A QUICK SALE - HIGHLY MOTIVATED SELLERS
- COMPLETE UPWARD CHAIN **

** PART EXCHANGE CONSIDERED **

William. is proud to offer this immaculately presented executive four double bedroom, two-bathroom, detached family home to market. Set within the ever-popular Forest Lea development, this impressive property offers a wealth of internal living accommodation and boasts a private South facing landscaped rear garden complete with hot tub and pub and * NO UPWARD CHAIN **

This fantastic property has been tastefully upgraded by the existing owners to include: New kitchen, bathrooms, flooring, décor and internal doors and is immaculately presented throughout.

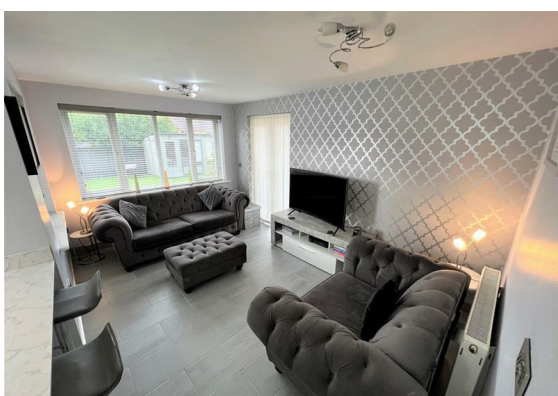
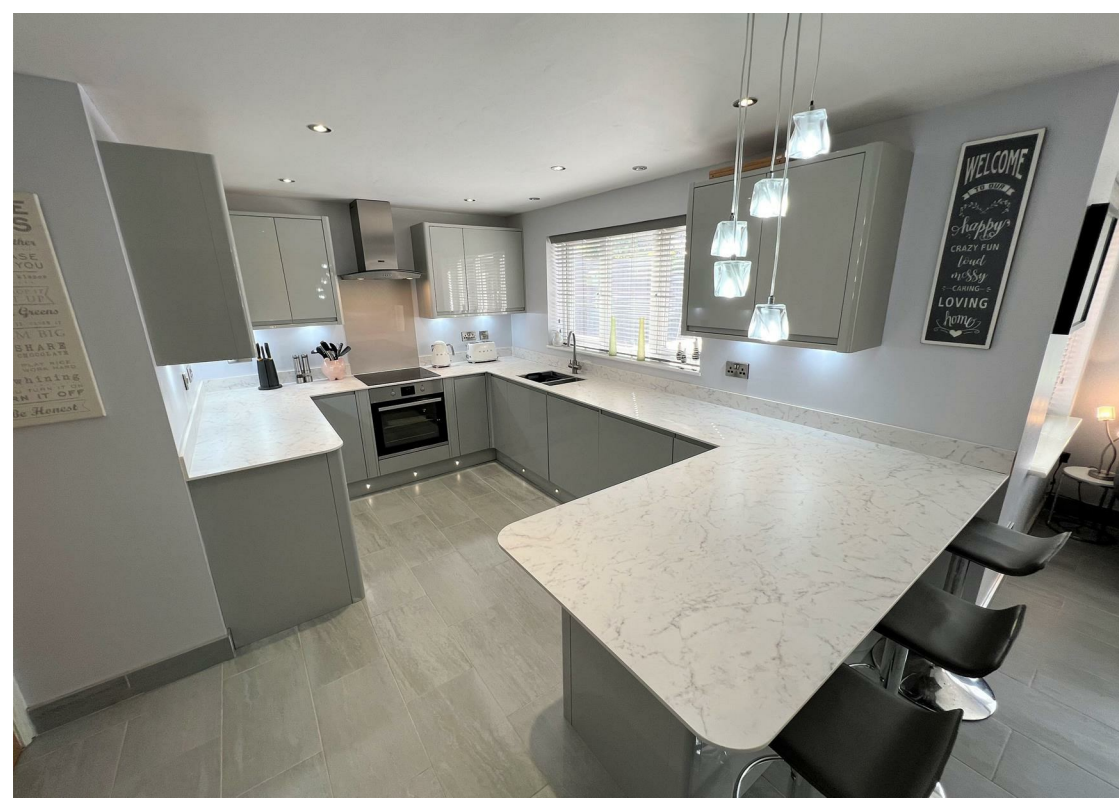
In brief, internal accommodation comprises: Entrance hallway, guest WC, formal lounge, dining room, living kitchen and separate utility room. Whilst to the first floor is a galleried landing with access to the four double bedrooms (all with fitted wardrobes) and two bathrooms. The impressive master bedroom suite has a private en-suite bathroom and dressing room. Outside there is ample off-road parking to the front of the property, direct access to double garage and access to the enclosed, fully landscaped South facing rear garden (the garden boasts a timber summer house currently utilised as a pub and a further timber building which would make an ideal home office) There is also scope for further extension to the rear (subject to planning)

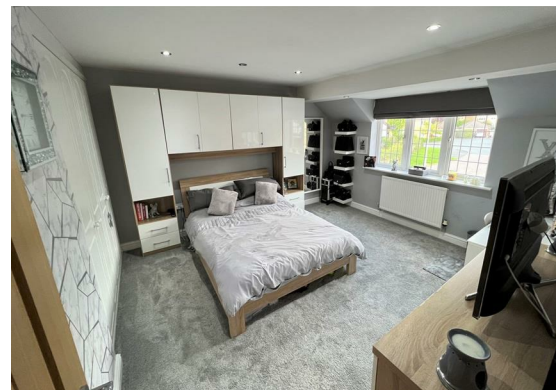
The location provides fantastic transport links to Loughborough, Leicester and Nottingham via quick and easy access to the A511, A42 and M1 motorway network. The property is within close proximity of Broom Leys Primary School and there is exceptional surrounding countryside on the doorstep - Bardon Hill is within easy reach, with its walk up to the highest point in Leicestershire offering stunning views over the neighbouring counties.

Viewing of this fantastic property cannot be recommended !

ACCOMODATION COMPRISES:

GROUND FLOOR





Entrance Hall
16'10" x 5'4" (5.15 x 1.65)

Guest WC
5'8"x.3'1" (1.75x.0.95)

Lounge
15'10" x 11'11" (4.83 x 3.65)

Dining Room
10'9" x 10'2" (3.3 x 3.12)

Kitchen/Living
22'2" x 14'1" (6.76 x 4.3)

Utility Room
9'8" x 5'4" (2.97 x 1.65)

FIRST FLOOR

First Floor Landing
11'8" x 11'8" (3.56 x 3.56)

Master Bedroom Suite
17'6" x 14'11" (5.34 x 4.57)

En-Suite
9'2" x 6'5" (2.8 x 1.97)

Bedroom 2
12'7" x 11'11" (3.86 x 3.64)

Bedroom 3
11'11" x 11'9" (3.64 x 3.6)

Bedroom 4
14'1" x 9'4" (4.3 x 2.86)

Family Bathroom
7'2" x 6'0" (2.2 x 1.85)

OUTSIDE

Gardens

Driveway & Double Garage
18'0" x 15'3" (5.5 x 4.65)

Disclaimer



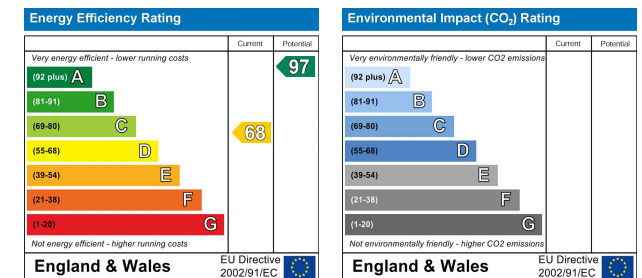
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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