

William.



58 Greenhill Road
Coalville, LE67 4RH

Offers over £399,950

3 1 3

A set of icons representing property features: a bed icon with the number 3, a bathtub icon with the number 1, a sofa icon with the number 3, and a three-line menu icon.

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William. is delighted to offer this tastefully extended, beautifully presented and deceptively spacious three double bedroom detached family home to market. With scope for further extension / enhancement (STP) this is a property which must be viewed!

This fantastic property is set in a prime position within this popular residential area and is within easy reach of both Coalville and Whitwick with their wide selection of local amenities including supermarkets, cafes, shops, medical centre, post office and a selection of local schools.

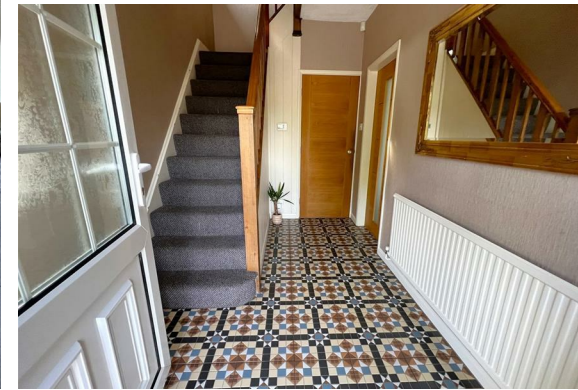
Set back from the road on a spacious plot, the property has been well maintained by the existing owner and offers versatile accommodation throughout, which in brief comprises: Entrance hall with feature tiled floor, formal living room, spacious dining/living kitchen, snug / ground floor fourth bedroom, separate utility room with guest WC and a home gym/office to the ground floor. To the first floor are two well-proportioned double bedrooms and large family bathroom. An additional staircase rises to the second floor and the third spacious double bedroom. Externally the property boasts a sizeable tarmac driveway with parking for multiple vehicles (with electric charging point) and a large, South facing rear garden which is the ideal space for outdoor entertaining!

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 highly enough to appreciate the accommodation and level of finish throughout. Viewings are strictly by appointment only to be organised via William. Property

ACCOMMODATION COMPRISES:

GROUND FLOOR





Entrance Hall
10'4" x 6'6" (3.17 x 2.0)

Living Room
15'5" x 11'1" (4.7 x 3.4)

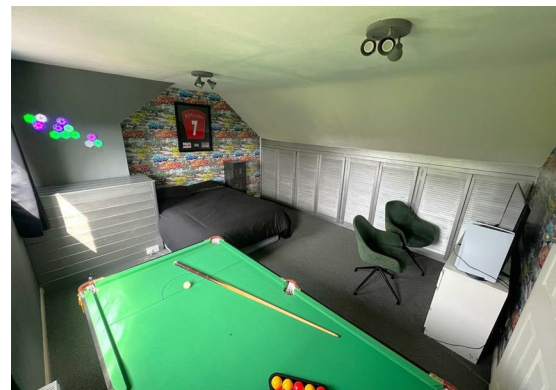
Dining Kitchen
18'4" x 16'8" (5.6 x 5.1)

Rear Lobby

Utility Room / WC

Snug / Bedroom 4
14'9" x 8'3" (4.5 x 2.52)

Gym / Office
12'2" x 11'3" (3.72 x 3.45)



FIRST FLOOR

First Floor Landing

Bedroom 1
11'5" x 10'7" (3.5 x 3.25)

Bedroom 3
11'5" x 9'10" (3.5 x 3.0)

Family Bathroom
8'0" x 7'6" (2.46 x 2.3)

SECOND FLOOR

Second Floor Landing

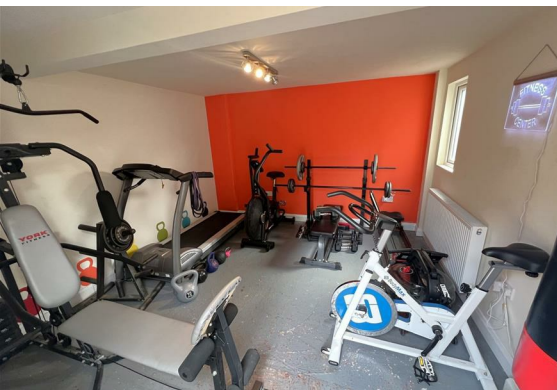
Bedroom 2
14'6" x 12'1" (4.43 x 3.7)

OUTSIDE

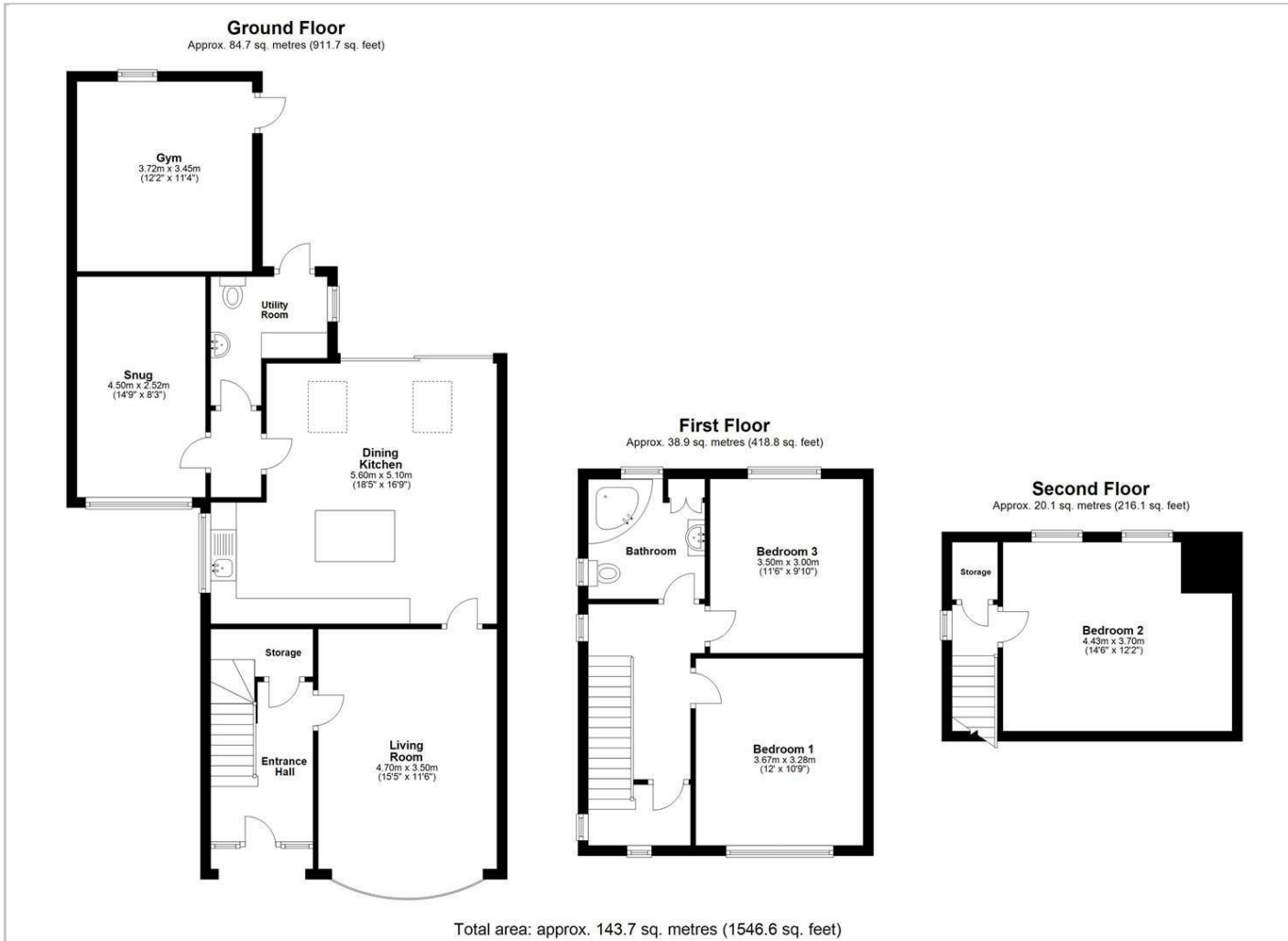
Driveway

Gardens

Disclaimer



Floor Plan



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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Area Map



Energy Efficiency Graph

