

# SUPERIOR HOMES

# ROYSTON & LUND



# 94 Kenmore Crescent

| LE67 4RQ

Guide Price £350,000

Guide Price Range £350,000 - £370,000

Royston & Lund are thrilled to present this well-presented detached family home in Coalville. Coalville boasts various amenities including shopping centers, restaurants, parks, a cinema, fitness facilities, schools, healthcare services, libraries, and community centers, offering a well-rounded lifestyle for residents and visitors.

Stepping into the property through the porch you are greeted by the entrance hall which provides access to the accommodation throughout (including a useful ground floor WC). The lounge runs the length of the property and includes a window to the front elevation and patio doors to the garden. The modern kitchen features fitted units, sleek countertops and integrated appliances. There is a conservatory which currently configures as a dining room and gives access to a converted utility space and an internal door to the double garage.

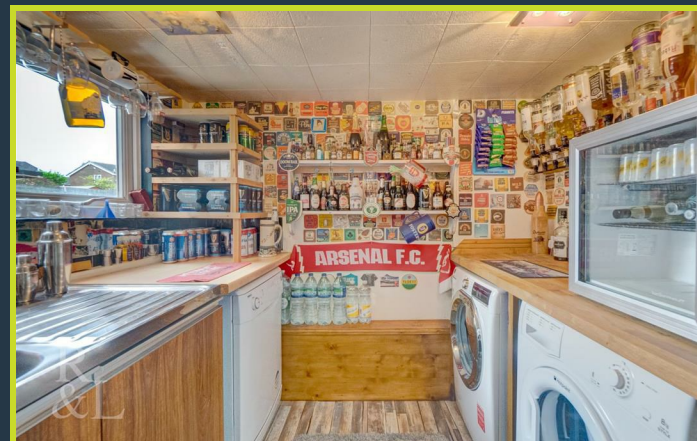
To the first floor there are four bedrooms; two good-sized doubles and two singles. The bedrooms are complemented by the bathroom which features a four piece white suite consisting of a bath, shower, wash basin and a WC.

Outside, to the front there is a double width driveway. To the rear there is a generous, stunning rear garden. The garden benefits from multiple seating areas, a covered bar/BBQ area, well-maintained lawn, a pond and multiple plants/shrubs.





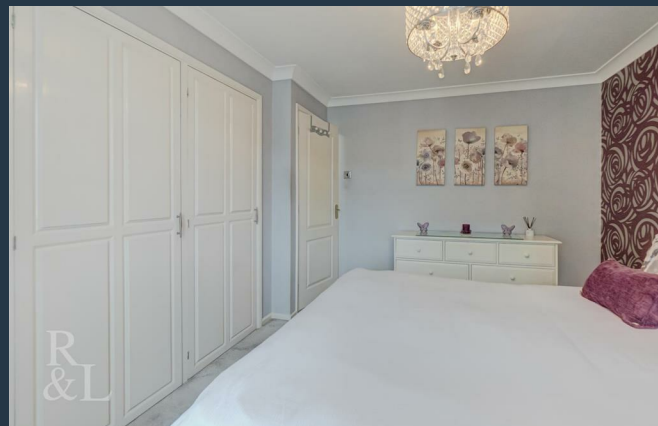
- Guide Price Range £350,000 - £370,000
- Enter Through Porch To Hall With Ground Floor WC
- Lounge With Front Window And Patio Doors To Garden
- Modern Kitchen With Fitted Units, Countertops, Integrated Appliances
- Conservatory As Dining Room, Utility Space, Door To Double Garage
- Four Bedrooms: Two Doubles, Two Singles On First Floor
- Bathroom With Bath, Shower, Wash Basin, WC
- Double Driveway Front; Stunning Rear Garden With Seating, BBQ, Lawn, Pond, Plants
- Freehold - EPC Rating C
- Council Tax Band D







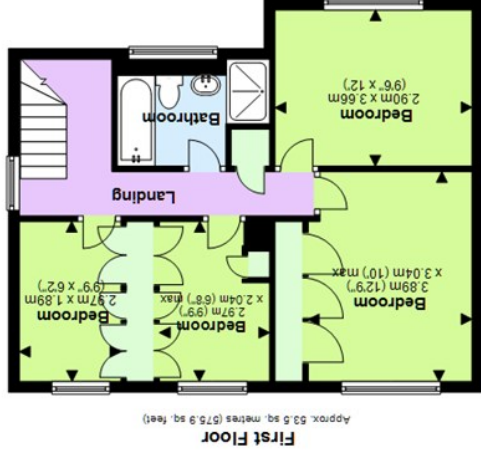




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as 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.

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plans produced using Planlizard.

Total area: approx. 153.8 sq. metres (1655.1 sq. feet)



Energy Efficiency Rating	
EU Directive 2002/91/EC	England & Wales
Not environmentally friendly - higher CO2 emissions	Very energy efficient - lower running costs
(1-20)	(92 plus) A
(21-38)	(81-91) B
(39-54)	(69-80) C
(55-68)	(55-68) D
(69-80)	(39-54) E
(81-91)	(21-38) F
(92 plus)	(1-20) G
Potential	Current
	72
	84

Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	England & Wales
Not environmentally friendly - higher CO2 emissions	Very environmentally friendly - lower CO2 emissions
(1-20)	(92 plus) A
(21-38)	(81-91) B
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EPC