



## 40 Coleman Road, Leicester, LE8 8BH

OFFERED WITH NO UPWARD CHAIN

We are delighted to offer to the market this extended three bedroom detached family home. The property provides good access for all local amenities and good performing schools. The property internally comprises of entrance hallway, open plan dining room, with doors leading to the rear garden, modern kitchen, lounge, three bedrooms and a family bathroom. Externally there is a driveway leading to integrated garage and to the rear of the property there is an enclosed rear garden designed to appreciate the open countryside views. An internal inspection is highly recommended to appreciate the property on offer.

**Price £294,000**

# 40 Coleman Road

Fleckney, Leicester, LE8 8BH



- POPULAR LOCATION
- THREE BEDROOMS
- OFFERED WITH NO UPWARD CHAIN
- OPEN PLAN LIVING
- GARAGE
- OPEN VIEWS TO THE REAR
- VIEWING ADVISED

FRONT ELEVATION

ENTRANCE HALLWAY

DINING ROOM & SNUG AREA  
10'11" x 7'3" - 7'1" x 10'0" (3.35 x 2.224 - 2.18 x 3.07)

KITCHEN

10'11" x 7'4" (3.35 x 2.24)

LOUNGE

13'6" x 11'9" (4.14 x 3.6)

STAIRS AND LANDING

BEDROOM ONE

10'9" x 10'9" (3.3 x 3.3 )

BEDROOM TWO

10'9" x 6'8" (3.3 x 2.05)

BEDROOM THREE

6'10" x 10'9" (2.1 x 3.3 )

FAMILY BATHROOM

7'0" x 9'6" (2.14 x 2.9 )

REAR GARDEN

OPEN VIEWS

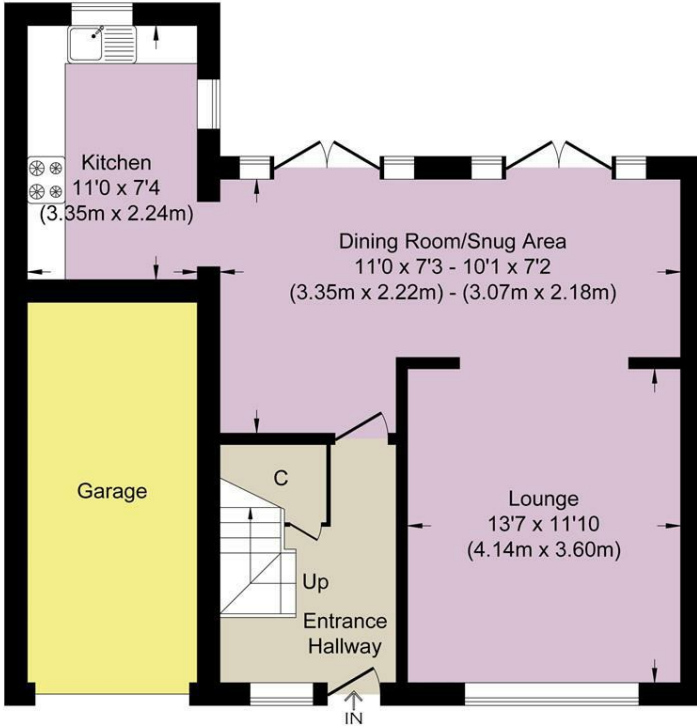


[Directions](#)

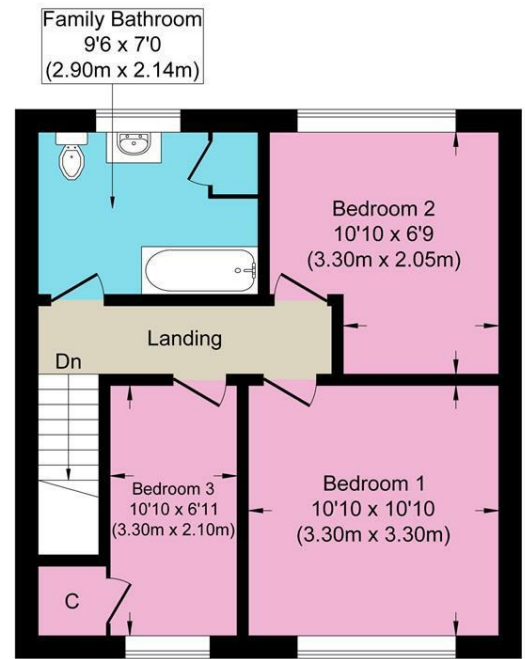




# Floor Plan



Ground Floor



First Floor

## 40 Coleman Road

Approximate Gross Internal Area = 89.4 sq m / 962.29 sq ft  
(Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	85	75	85

**Energy Efficiency Rating Legend:**  
 A (92 plus) - Very energy efficient - lower running costs  
 B (81-91)  
 C (69-80)  
 D (55-68)  
 E (39-54)  
 F (21-38)  
 G (1-20) - Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating Legend:**  
 A (92 plus) - Very environmentally friendly - lower CO<sub>2</sub> emissions  
 B (81-91)  
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 G (1-20) - Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales | EU Directive 2002/91/EC