



6 Belcher Close
Heather, Coalville, LE67 2RN

£270,000

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Brief Description

Situated in the ever-popular village of Heather, this three bedroom, DETACHED home boasts well-presented, modern living and a SOUTH FACING REAR GARDEN.

Having an entrance hall, which leads to a ground floor WC, as well as a BAY-FRONTED, spacious living room, which has a feature panelled wall, wood-effect laminate flooring and coving to the ceiling. Furthermore there are twin doors which provide access to the kitchen diner, which has continuation of the grey, wood-effect laminate flooring.

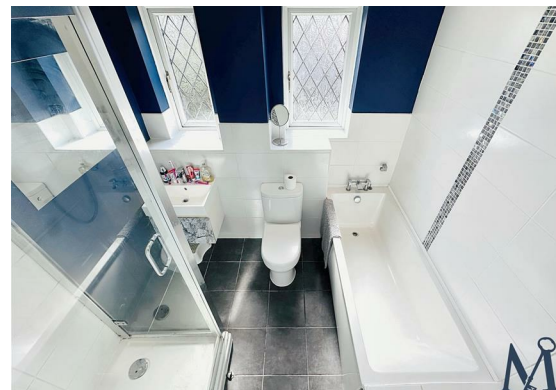
Fitted with a range of MODERN, cream, Shaker-style units, the KITCHEN also has an inset stainless steel one and a half bowl sink and drainer with mixer tap over and tiled splashbacks. Benefitting from an integrated oven and grill with a four ring gas hob and extractor hood above, there is also space and plumbing for a washing machine and dishwasher, as well as space for a fridge freezer. Sliding patio doors and side access door overlook and give access to the garden.

To the first floor, a landing provides access to the loft and the three bedrooms, the largest of which benefits from having BUILT-IN WARDROBES. Completing the accommodation is the MODERN 4 PIECE BATHROOM which has a panelled bath, separate shower, hand basin and WC. There is a tiled flooring and complimentary, tiled splashbacks.

Outside, you can find a good-sized, PRIVATE and enclosed REAR GARDEN, which is mainly laid to lawn with paved patio, gravelled areas and planted borders. Side gate access leads to the front, which is also laid to lawn with a block paved driveway adjacent, providing OFF ROAD PARKING for two vehicles and leading to a SINGLE GARAGE with electric shutter door having light and power supply.

A SUPERB HOME for a couple or young family, an early viewing is strongly advised!





ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC

Living Room
13'10" x 14'4" (4.24 x 4.37)

Kitchen Diner
17'8" x 10'3" (5.41 x 3.13)

ON THE FIRST FLOOR

Landing

Bedroom One
9'8" x 12'7" (2.95 x 3.85)

Bedroom Two
7'9" x 10'0" (2.37 x 3.05)

Bedroom Three
9'7" x 6'11" (2.93 x 2.13)

Family Bathroom
7'8" x 7'1" (2.34 x 2.17)

OUTSIDE

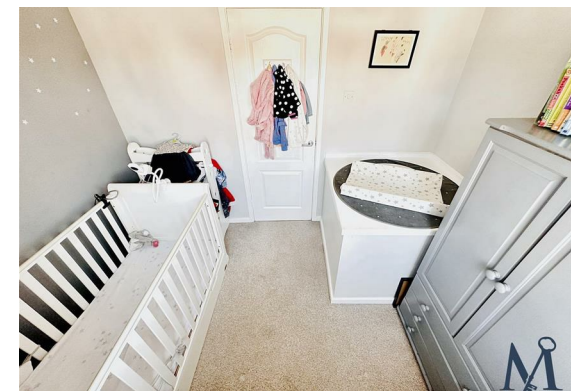
Front Garden

Rear Garden

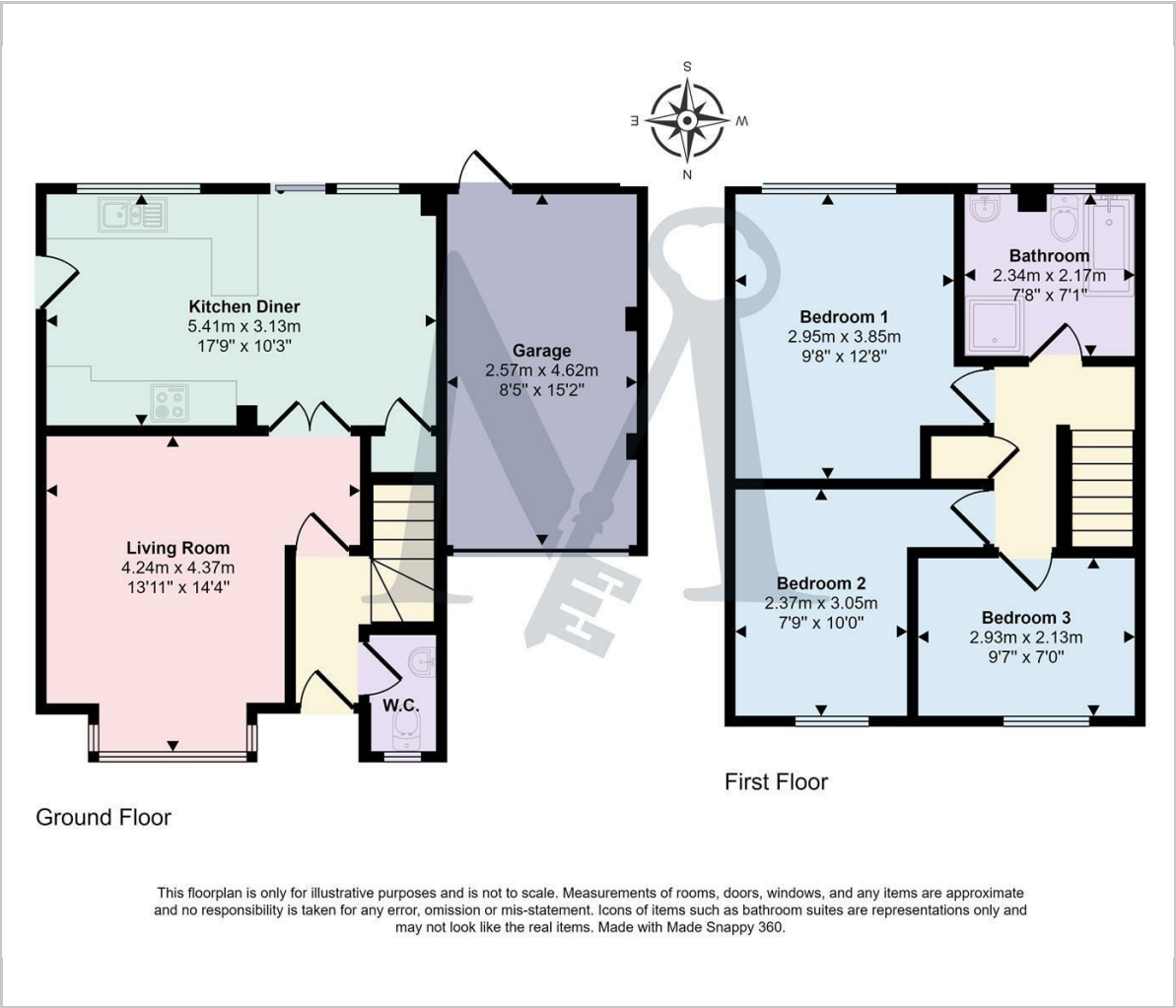
Driveway

Single Garage
8'5" x 15'1" (2.57 x 4.62)





Floor Plan



Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

