



Chilcott Close,
Coalville, Leicestershire, LE67 4EL

NEWTONFALLOWELL 

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Coalville, Leicestershire, LE67 4EL
£320,000

*****FIVE BEDROOM DETACHED HOUSE, TWO RECEPTION ROOMS, GARAGE & DRIVEWAY*****

Newton Fallowell has pleasure in bringing to market this five bedroom detached house conveniently placed for local amenities, road links to surrounding villages/towns and motorway networks.

The accommodation comprises; Canopy Porch, Hall, W.C., Lounge, Dining Room, Kitchen, Utility and to the First Floor there is Bedroom One with En-Suite Shower Room, Bedroom Two with En-Suite Shower Room, Three further Bedrooms and a Bathroom.

Externally to the front there is a lawn garden, driveway with access to garage, rear garden with patio area and lawn. To arrange a viewing contact Newton Fallowell 01530 810033

Canopy Porch

Hall

Door to front elevation, laminate flooring, stairs rising to first floor and double doors to lounge.



W.C.

Wall-hung wash hand basin, low level w.c., part tiled walls, tiled flooring and double glazed window to the front elevation.

Lounge

10'11" x 18'1" (3.33m x 5.52m)

Double glazed window to the front elevation, feature fireplace inset with gas fire, central heating radiator and arch to dining room.

Dining Room

9'3" x 11'8" (2.84m x 3.56m)

Central heating radiator, double doors to garden and door to kitchen.

Kitchen

5.17m x 2.74m min/3.56m max
(16'11" x 8'11" min/11'8" max)

Fitted with a range of wall and base units, contrasting worktops, sink and drainer unit with mixer tap, plumbing for dishwasher, built-in oven and hob with extractor hood over. Feature radiator, part tiled walls, tiled flooring, ceiling spotlights, two double glazed windows to the rear elevation and arch to utility.

Utility

8'7" x 5'0" (2.62m x 1.53m)

Fitted with wall and base units, worktop, feature radiator and double glazed door to side elevation.

Landing

Central heating radiator, airing cupboard and loft access.

Bedroom One

11'5"/10'10" min x 12'0" (3.49m/3.32m min x 3.66m)

Two double glazed windows to the front elevation and central heating radiator.

En-Suite

Double shower cubicle, low level w.c., wash hand basin, tiled flooring, ladder-style central heating radiator and double glazed window to the side elevation.

Bedroom Two

11'5" x 10'7" (3.50m x 3.25m)

Double glazed window to the rear elevation and central heating radiator.

En-Suite

Shower cubicle, wash hand basin, low level w.c., and central heating radiator.

Bedroom Three

8'7"/4'11" min x 11'6" (2.63m/1.50m min x 3.51m)

Double glazed window to the rear elevation and central heating radiator.

Bedroom Four

2.60m x 5.00m max/4.05m min
(8'6" x 16'4" max/13'3" min)

Double glazed window to the front elevation and central heating radiator.

Bathroom

Bath, low level w.c., vanity unit with wash hand basin, central heating radiator, part tiled walls, extractor and double glazed window to the rear elevation.

Bedroom Five

6'6" x 8'9" (2.00m x 2.68m)

Double glazed window to the front elevation and central heating radiator.

Outside

Front

Lawn garden, driveway with access to garage.



Garage

8'1" x 17'11" (2.47m x 5.47m)

Central heating boiler, plumbing for washing machine, up and over door, power and lights.

Rear

Patio area, lawn garden with borders.

Please Note

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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FLOOR PLANS (if shown)

Floor plan is not to scale but meant as a guide only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	

From our NEWTON FALLOWELL office in the heart of COALVILLE: Turn right into Belvoir Road and immediately right again at the traffic lights/crossroads into High Street. Continue over the level crossing. In approx a quarter of a mile, turn left at the crossroads into Broom Leys Road. In a short distance, take the first left turn into Long Lane, then right into Guscott Road and left into Chilcott Close.



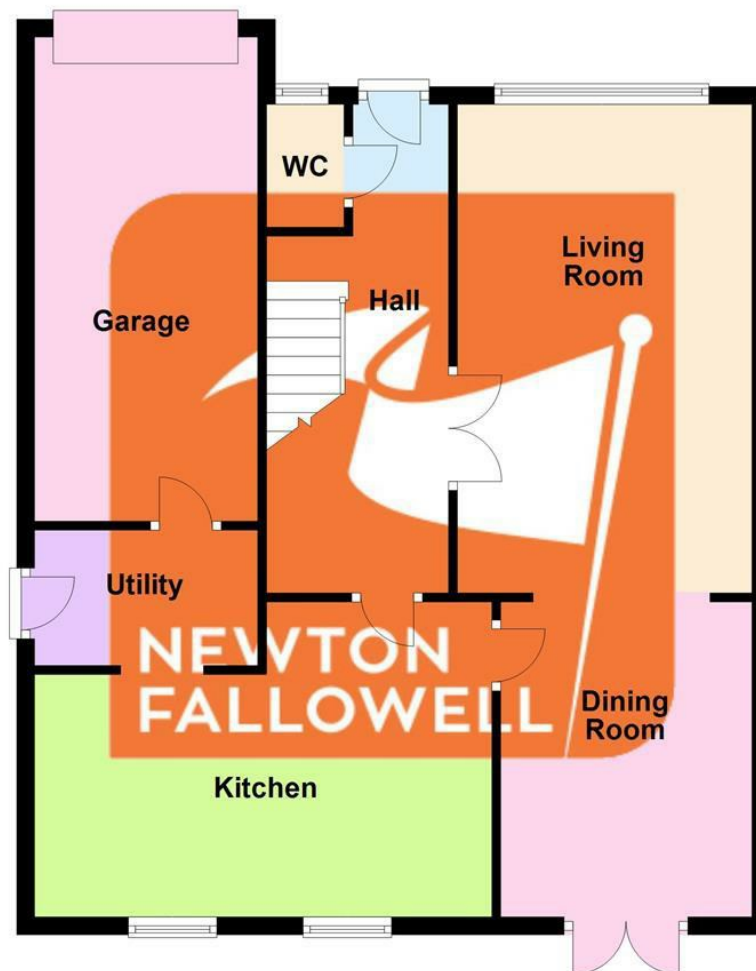
NEWTON
FALLOWELL

t: 01530810033

e: coalville@newtonfallowell.co.uk

www.newtonfallowell.co.uk

Ground Floor



First Floor

