



New Road, Coalville



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£400,000



Key Features

- Modern Detached House
- Three Bedrooms
- Village Location
- Kitchen Dining Room
- Lounge
- Family Room
- EPC rating U
- Freehold





Approaching the property over the block paved driveway, through the entrance door into the spacious and bright hallway. Having tiled floor, understairs storage cupboard, stairs to the first floor, access to the downstairs cloakroom/WC. With a low-level WC, wash basin, tiled splashback, tiled floor, double glazed window to the front aspect.

The dual aspect lounge has a double-glazed window to front and double-glazed double doors onto the rear garden, recessed chimney breast with log burner fireplace, tiled floor, and access into the family room.



The family room has double glazed window to the rear overlooking the garden, loft access, and built-in cupboards.

Back from the hall, there is access into the kitchen diner, which is fitted with a range of wall and base units, pot sink with mixer tap, range style oven, extractor hood, worktops, complementary tiling, double glazed window to front and rear, and archway into the utility.

Having wall and base units, worktops, plumbing for washing machine, double glazed window to side, door to garden, tiled floor. The first-floor landing has a double-glazed window, and access to the three bedrooms and family bathroom.

Bedroom one has a double-glazed window to front and rear aspect, radiator. Bedroom two has a double-glazed window to the rear aspect, radiator. Bedroom three has a double-glazed window to front aspect, radiator.



The family bathroom is fitted with a P shaped bath with shower and rain shower above, wash basin, low level WC, radiator, tiled floor, double-glazed window, shaver point. Outside, to the front of the property, there's a large block paved driveway, a further stone covered area parking, gated access to the side which provides access into the garden. Rear garden has a patio area and lawn.

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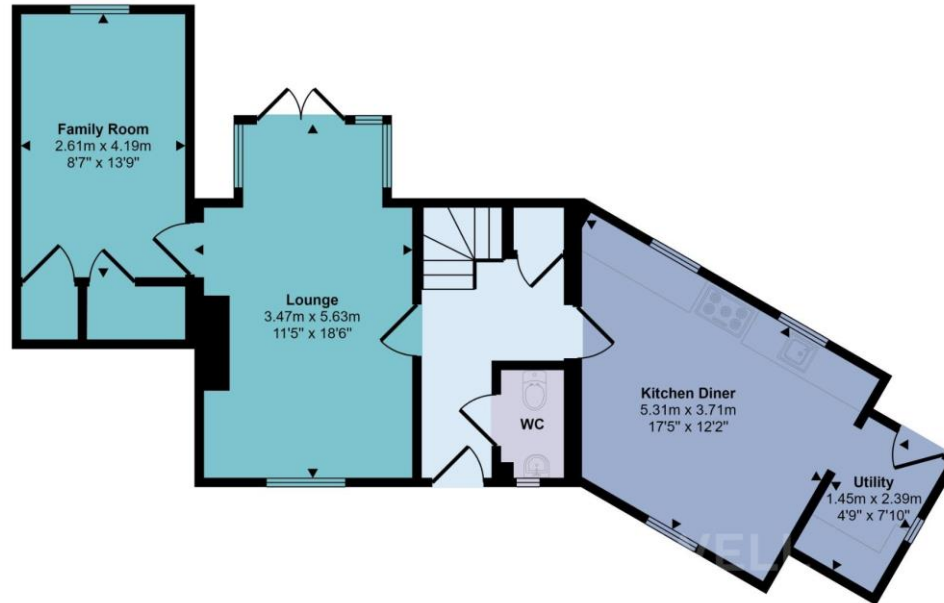
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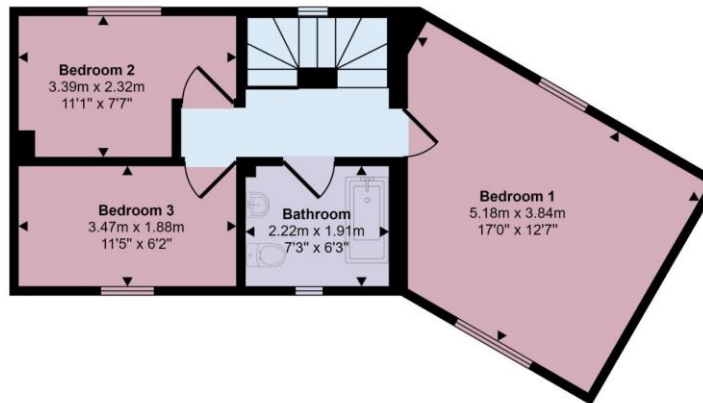




Approx Gross Internal Area
107 sq m / 1151 sq ft



Ground Floor
Approx 63 sq m / 682 sq ft



First Floor
Approx 44 sq m / 469 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

