



Grant Court, Coalville

 4  2  1

£315,000



Key Features

- Detached House
- Four Bedrooms
- Living Kitchen
- Utility
- Garage
- Downstairs WC
- EPC rating B
- Freehold





Situated on this popular and desirable estate built by David Wilson homes. This well-maintained four bedroom detached property is situated on a small cul-de-sac tucked away down a road servicing just a few properties. Adjacent to the property is a driveway providing off road parking for two vehicles and side door access into the property's utility. To the front, a lawned garden with hedged border and pathway to canopy porch. There is a single garage with up and over door, power and light, and gated access to the rear garden. The delightfully enclosed south-east facing rear garden has a lawn with stocked borders, patio area for entertaining and a storage area behind the garage.

The hall is bright and spacious with a radiator, understairs storage cupboard, stairs to the first floor, and access to the downstairs WC. The WC is fitted with a two-piece suite, comprising of a wash hand basin with tiled splashback, low-level WC, double glazed window, radiator and storage cupboard with fitted hanging rails.

Back from the hall, there is access to the lounge with double-glazed bay window to front aspect and two radiators. A particular feature of the property is the spacious living kitchen, which is fitted with a range of wall and base units, one and a half bowl sink and drainer unit with mixer tap, island unit, plumbing for dishwasher, built-in double oven, six ring hob, and hood, further appliance space, two radiators, double-glazed window to rear, double-glazed double doors to garden and door into utility room.

Utility room has a base unit, worktop with sink, sink and drainer unit, wall unit, boiler,

plumbing for washing machine, a radiator and double-glazed door providing easy access to the driveway.

The first-floor landing has a double-glazed window to the side, spacious airing cupboard, radiator and access to the four bedrooms and family bathroom.

Bedroom one has a double-glazed window to front aspect, radiator and door into the ensuite. The ensuite has a double shower cubicle, wash basin, WC, part tiled walls, double-glazed window to side, ladder style radiator and extractor fan.

Bedroom two has a double-glazed window and radiator. Bedroom three has a double-glazed window to front aspect and radiator. Bedroom four has a double-glazed window to rear aspect and radiator. The family bathroom is fitted with a three-piece suite, comprising of a bathroom with shower above, wash basin, low level WC, part tiled walls, ladder style radiator, double-glazed window and extractor fan.

Management Service Charge: The estate is subject to a management fee for the upkeep of the green areas etc.. The vendor advised that the fee is currently approx. £113 every six months. Buyers should instruct their solicitor/conveyancer to confirm the current amount and terms prior to exchange of contracts.

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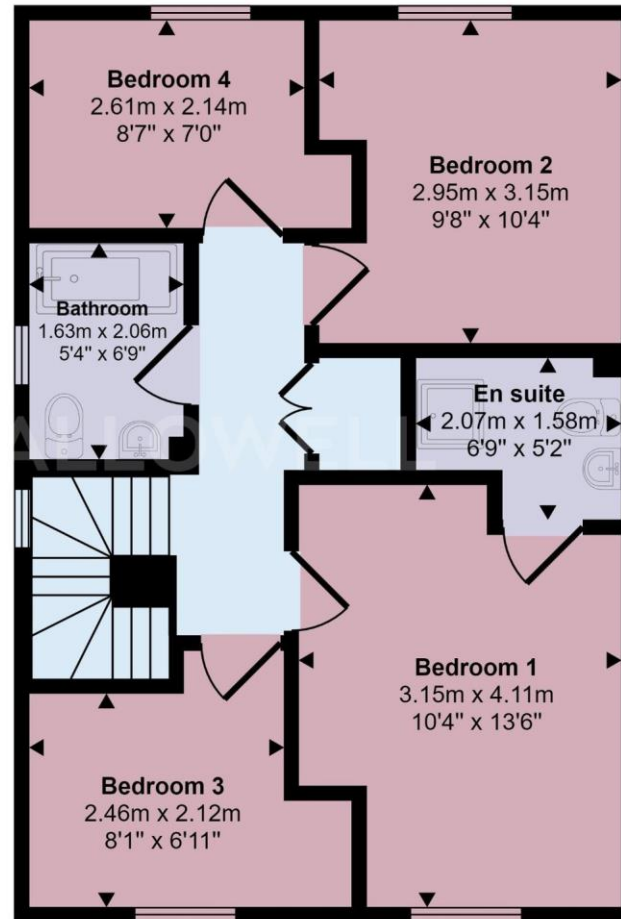




Approx Gross Internal Area
101 sq m / 1089 sq ft



Ground Floor
Approx 51 sq m / 550 sq ft



First Floor
Approx 50 sq m / 538 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.

