

Holderrrr

A Modern Estate Agent



52 Burgess Road
, Coalville, LE67 3PX

Offers over £190,000



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Entrance Porch:

As you enter the property through a stylish composite door, you'll find a welcoming entrance porch. This space is ideal for hanging cloaks and shoes, creating a bright and airy introduction to your home. A door leads directly into the lounge.

Lounge:

The generous lounge is the ideal place for relaxation and entertainment. It includes under-stairs storage, providing practical space-saving solutions. A uPVC window to the front aspect invites natural light, while a radiator keeps the room warm and inviting. The laminated flooring offers a contemporary touch, and an internal oak door seamlessly connects to the dining kitchen.

Dining Kitchen:

Step into the heart of the home with this beautifully recently refitted dining kitchen, designed for both style and functionality. The modern kitchen features a sleek black drainer sink and a integrated four-ring gas hob is paired with a fan-assisted oven, providing ample cooking options. There is generous space allocated for a free-standing fridge freezer and a washing machine. Natural light floods the space through the uPVC window and doors, which open out onto a stunning porcelain patio area, perfect for al fresco dining or entertaining. An oak door conveniently accesses the ground floor WC.

Ground Floor WC:

The ground floor WC is equipped with a corner hand basin and a radiator.

Landing:

Ascending to the landing, you'll find access to the loft, providing additional storage options.

Bedroom 1:

This spacious bedroom boasts fitted wardrobes, offering ample storage while maintaining a clean and organised look. An additional cupboard houses the hot water tank, further optimizing the space. The flooring is carpeted, providing a soft underfoot feel.

Bedroom 2:

This well-appointed second bedroom features a uPVC window to the rear aspect, filling the room with light.

Bathroom with Shower:

Recently refitted, the bathroom is part-tiled and showcases a modern design. The ceramic floor is both stylish and easy to maintain, while the heated towel rail adds a touch of luxury. A uPVC frosted window to the rear elevation provides privacy while allowing light to filter through.

Garden:

The garden is fully enclosed with timber paneled fencing, offering a private sanctuary for relaxation or play. Gated access leads to the front driveway, ensuring convenience. The outdoor space features a porcelain patio, perfect for summer gatherings.

Front of Property:

The front of the property features a block-paved

driveway with ample space for two cars, allowing for convenient parking options.

Location:

Conveniently situated within walking distance of Coalville town center, this property enjoys easy access to local amenities. Commuters will appreciate the close proximity to the M1 and M42, making travel straightforward and efficient.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

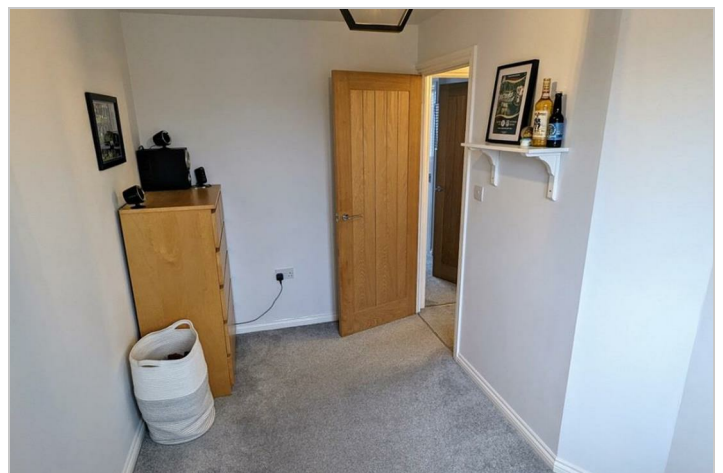
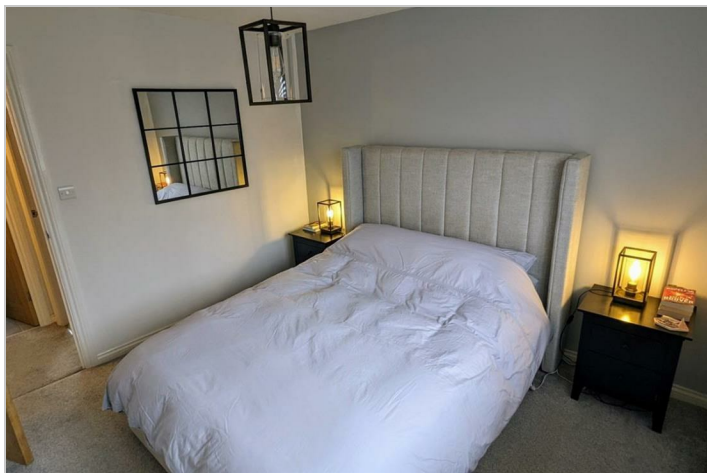
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3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

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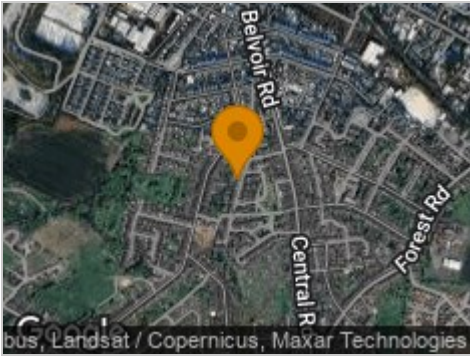
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Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

Kitchen / Diner
3.94 x 3.74m
12'11" x 12'3"

WC

Lounge
3.94 x 3.30m
12'11" x 10'10"

Porch

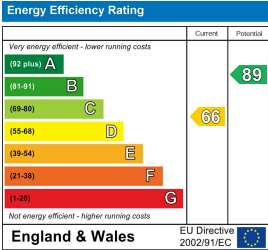
Burgess Road, Coalville
Internal Square Footage: 584 sq.ft

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Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.