

Holderr

A Modern Estate Agent



12 Snibston Court Ashby Road
, Coalville, LE67 3JZ

Offers over £200,000



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This beautifully presented three-bedroom end town house is nestled in a highly sought-after area, conveniently located near a variety of amenities, reputable schools, and major road links, making it the perfect home for families and professionals alike.

As you step inside, you are welcomed by a spacious Entrance Hall that sets the tone for the rest of the home. From here, a staircase leads you to the first-floor landing, providing access to the upper living accommodation.

The generous Lounge is a highlight of the home, featuring two large bay windows that flood the room with natural light, creating a warm and inviting atmosphere. This space is perfect for relaxation or entertaining guests.

The Kitchen/Diner has been newly refitted and is designed with both functionality and style in mind. It boasts a wide range of modern wall and base units that provide ample storage, complemented by a practical sink and drainer with a mixer tap. The kitchen is equipped with a built-in oven and hob, complete with an extractor hood above for efficient ventilation. Additionally, there is plumbing in place for a washing machine, enhancing convenience for everyday living. Double glazed French doors open out to the fully enclosed rear garden, seamlessly blending indoor and outdoor spaces.

Completing the ground floor is a well-appointed W.C., adding to the practicality of the layout.

Ascending to the first floor, the landing provides access to three well-proportioned bedrooms, each offering plenty of space and natural light. These bedrooms are perfect for accommodating family members or can easily serve as guest rooms or home offices.

The family bathroom features a panelled bath with a shower overhead, a wash basin, and a WC.

Notably, the loft has been boarded, providing an excellent amount of additional storage space, ideal for seasonal items or any other belongings you wish to keep tucked away.

Outside, the property boasts a small lawn garden at the front, accompanied by a path that leads directly to the front door, enhancing the home's curb appeal.

The rear garden is a great space to enjoy the summer months in, fully enclosed for privacy and security, predominantly laid to lawn with decorative borders that add a touch of greenery. There is also convenient side gate access, making it easy to bring in outdoor equipment.

For added convenience, the home includes two allocated parking spaces, ensuring that you and your guests will always have a place to park.

Disclaimer

1. Intending purchasers will be asked to produce

identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

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

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



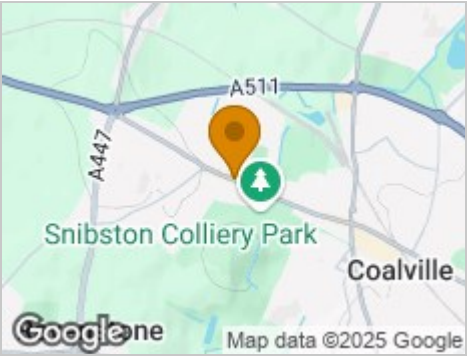
Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

Kitchen / Diner
4.55 x 3.15m
14'11" x 10'4"

Lounge
3.15 x 4.55m
10'4" x 14'11"

WC

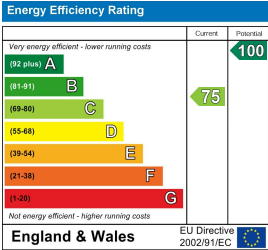
Snibston Court, Coalville
Internal Square Footage: 764 sq.ft

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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.