



2 bedroom Semi-Detached Bungalow located in Newbold Coleorton.

Asking Price Of
£280,000

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M | **MERRITT ESTATES**
LETTINGS & PROPERTY MANAGEMENT

16 Pipeyard Lane, Newbold Coleorton, Coalville, LE67 8AS



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EPC

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700
sq

FULL DESCRIPTION

An immaculately presented, two double bedroom semi-detached bungalow, garage and parking. Located on a quiet cul-de-sac in the heart of Newbold Coleorton. No upward chain and vacant possession.

Upon entering, a sizeable entrance hallway leading to two double bedrooms and a modern bathroom with shower over the bath. To the rear of the bungalow, a stunning open plan kitchen diner and living space. A well-designed modern kitchen with breakfast bar and ample seating. Integrated appliances include, dishwasher, fridge freezer and washing machine.

A larger than average enclosed garden to the rear, with access to the driveway and garage with parking for multiple vehicles. To the front a small, enclosed lawn area.

Offered to the market with vacant possession and no upward chain.

** The directors of this company are related to the vendor **

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

We hold independent redress with The Property Ombudsman

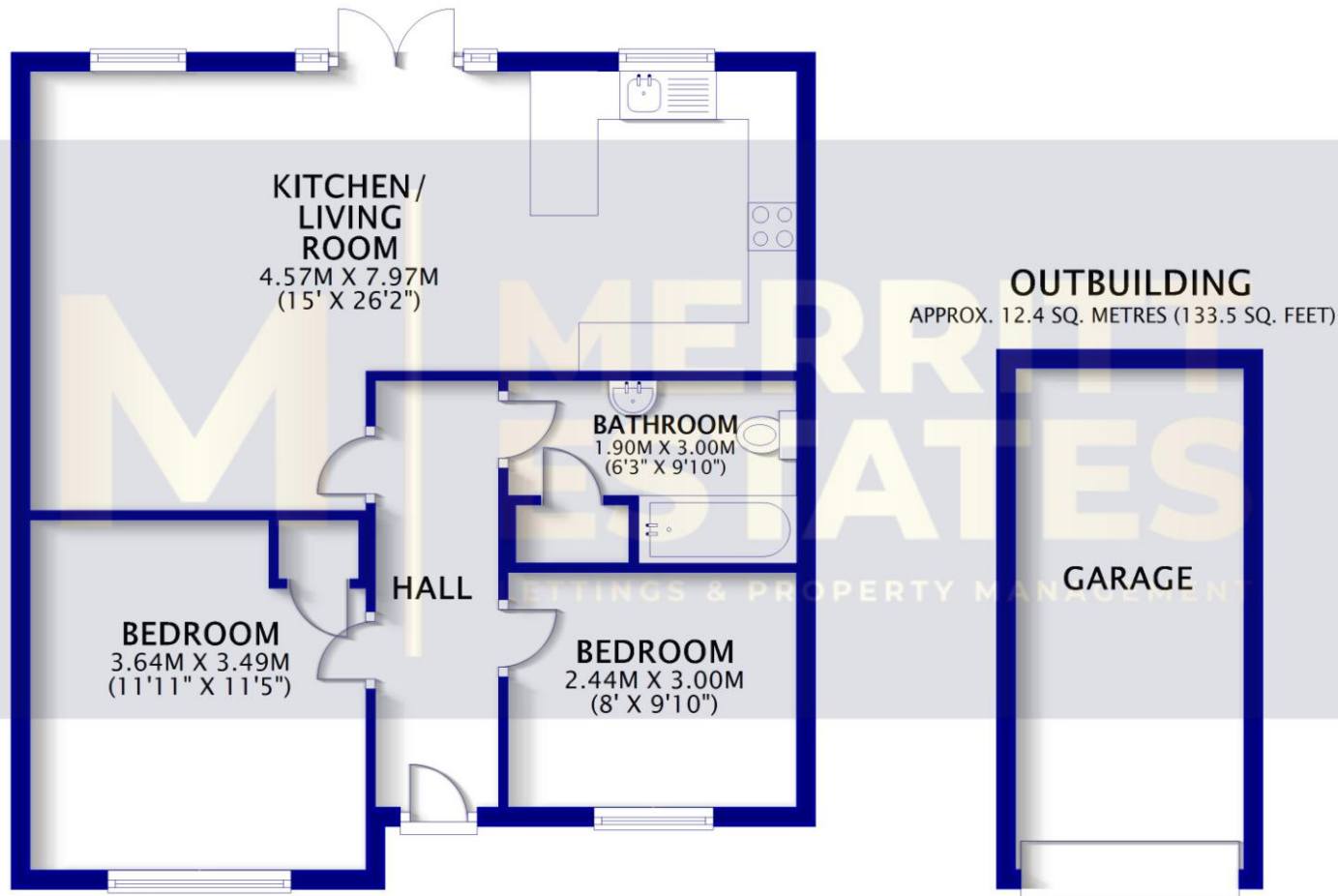


Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

GROUND FLOOR

APPROX. 63.3 SQ. METRES (681.7 SQ. FEET)



TOTAL AREA: APPROX. 75.7 SQ. METRES (815.2 SQ. FEET)

CONTACT

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