



## 70 Midland Road

Ellistown, Coalville, LE67 1EH

Price Guide £160,000

Offered to the market with huge potential, this spacious three-bedroom home on Midland Road represents an excellent opportunity for buyers seeking a property in need of renovation, with ample scope for further development (subject to the relevant planning consents). Spanning approximately 1,100 square feet, the home offers generous accommodation throughout and provides a blank canvas for those looking to create a truly impressive family residence.

The ground floor features two well-proportioned reception rooms, ideal for both living and dining, alongside a spacious kitchen offering plenty of potential to reconfigure or extend. Completing the ground floor is a three-piece bathroom suite. To the first floor, the property offers three good-sized double bedrooms, each benefitting from natural light and flexible layout options to suit individual needs.

Externally, the home enjoys an extensive rear garden—a superb space for outdoor entertaining or further extension possibilities. At the bottom of the garden sits a detached garage, with access provided via a private road to the rear, offering both off-road parking and convenient rear access.

Living Room - 3.76m x 3.53m (12'4" x 11'7")

### Viewing

Please contact our Berkley Kibworth Office on 0116 2796161 if you wish to arrange a viewing appointment for this property or require further information.





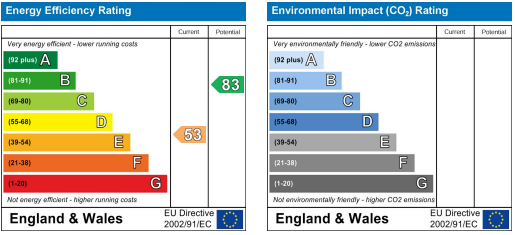
Floor Plan



Area Map



Energy Efficiency Graph



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