



Connells

Ashby Road
Coalville



Property Description

Situated in the outskirts of Leicester perfect for those seeking a balance between tranquillity and convenience. Known for its beautiful landscapes and green spaces, providing a peaceful retreat from the hustle and bustle of city life. Enjoy leisurely walks, outdoor activities, and a breath of fresh air in the nearby parks and nature reserves.

The location boasts good transport connections, with regular bus services and nearby road networks making it easy to travel to Leicester city centre and surrounding areas. It's ideal for commuters looking for a peaceful home base.

Several well-regarded schools and educational facilities, making it a great choice for families.

The area is well-served by local amenities. Residents have access to a range of shops, supermarkets, and eateries.

In addition to parks and green spaces, the area offers various recreational facilities, including sports clubs and leisure centres.

Ground Floor

Hallway

10' 5" x 5' 7" (3.17m x 1.70m)

Living Room

19' 6" x 11' 11" (5.94m x 3.63m)

Spacious room with windows to both sides, log burner & patio door to the rear garden

Diner

11' 10" x 13' 3" (3.61m x 4.04m)

With bay window to the front and log burner

Kitchen

12' 9" x 9' 2" (3.89m x 2.79m)

Fully fitted kitchen with a range of wall and base units, sink unit with window over, integrated oven and hob with extractor fan over, an access to the pantry and a rear garden

Downstairs Toilet

2' 6" x 4' 10" (0.76m x 1.47m)

With toilet and wash hand basin

First Floor

Bedroom 1

17' 3" x 11' 10" (5.26m x 3.61m)

Double bedroom with fitted wardrobes & bay window to the front

Bedroom 2

11' 11" x 11' 11" (3.63m x 3.63m)

Double bedroom having a windows to the front and rear

Bedroom 3

8' 9" x 7' 2" (2.67m x 2.18m)

Cosy single bedroom with window to the front

Bathroom

6' 6" x 8' 6" (1.98m x 2.59m)

Having a bath with shower over, wash hand basin & window

Toilet

2' 10" x 6' 4" (0.86m x 1.93m)

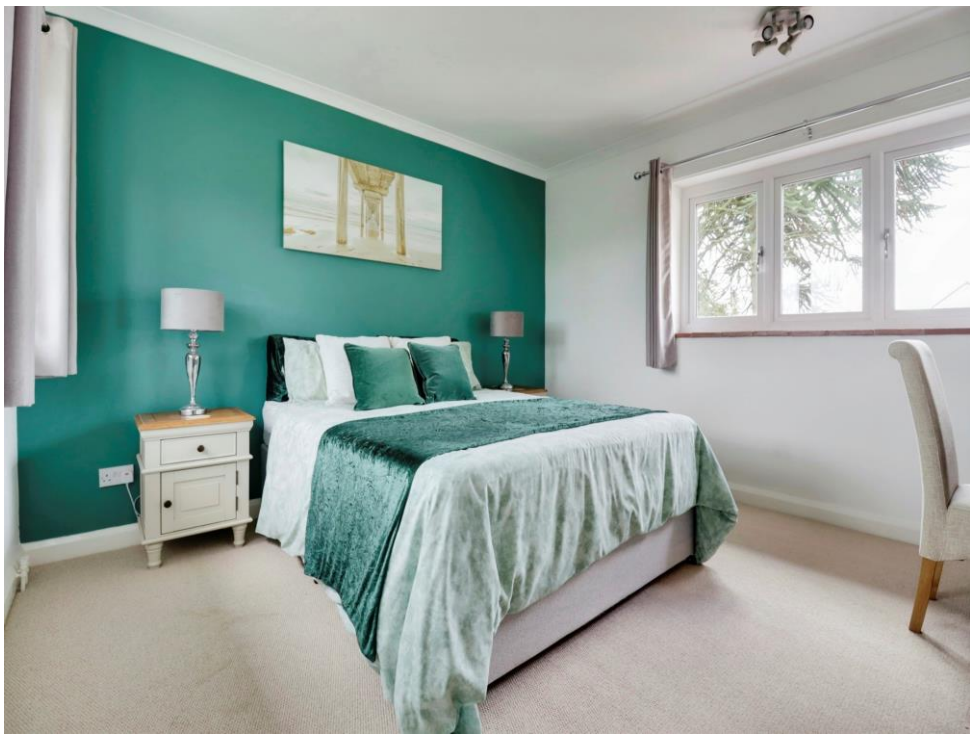
Garage

Planning permission is for a garage and workshop covering 72 sq. m.

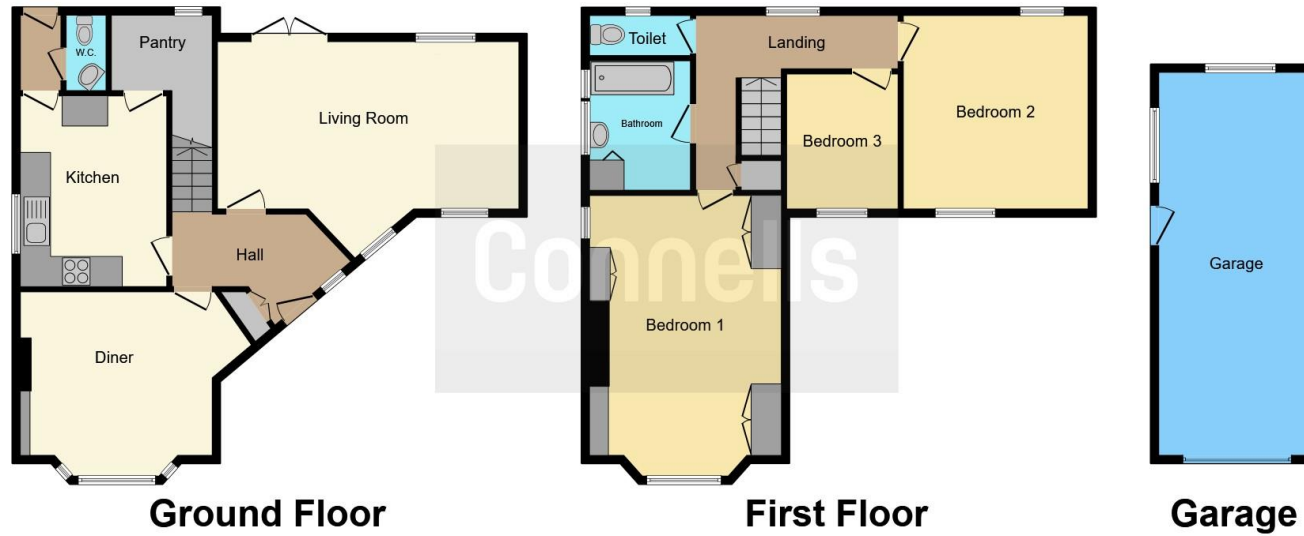
Gardens

Beautiful garden to the front and spacious (0.3 acres) low maintenance, mature garden to the rear benefits from a large apple tree, plus a kitchen garden to the side of the house, having a lawn & a decking patio area.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

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Tenure: Freehold



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