



Neville Drive, Coalville

welcome to

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This delightful semi-detached house occupies a pleasant position in this convenient location in Coalville. Well maintained and benefits from UPVC double glazing, gas fired central heating with three bedrooms, modern kitchen and ground floor wc.

Entrance

Entrance to the property is via a upvc double glazed door into the hallway. The hallway has wooden flooring, coving to the ceiling, a radiator and stairs off to the first floor.

Ground Floor Wc

The ground floor wc has wooden flooring, a radiator, low level wc and pedestal hand wash basin. Upvc double glazed window.

Lounge

11' 5" x 27' 11" (3.48m x 8.51m)
The lounge has wooden flooring, coving to the ceiling, a gas fireplace, a radiator and upvc double glazed patio doors to the rear elevation.

Dining Room

15' 9" x 8' 11" (4.80m x 2.72m)
The dining room has wooden flooring, coving to the ceiling and a upvc double glazed bay window to the front elevation.

Kitchen

8' 10" x 16' 9" (2.69m x 5.11m)
The kitchen has tiled flooring, partially tiled walls and is fitted with a range of base and wall mounted units. Stainless steel sink with mixer tap and drainer, coving to the ceiling, ceiling spotlights and door to the utility room.

Utility Room

7' x 8' (2.13m x 2.44m)
The utility room has tiled flooring, partially tiled walls, double glazed windows to the rear and side elevation, wall and base units, a stainless-steel sink with mixer tap, space and plumbing for a washing machine, space for a fridge freezer,

Bedroom One

11' 6" x 16' 8" (3.51m x 5.08m)
Bedroom one has a upvc double glazed window to the front elevation, carpeted flooring, a radiator and a ceiling fan.

Bedroom Two

8' 4" x 11' 4" (2.54m x 3.45m)
Bedroom two has upvc double glazed window, carpeted flooring and a radiator.

Bedroom Three

13' 2" x 6' 4" (4.01m x 1.93m)
Bedroom three has a upvc double glazed window to the front elevation, storage cupboard, carpeted flooring and a radiator.

Bathroom

The bathroom has a four-piece suite which comprises of bath, shower cubicle with shower over, pedestal hand wash basin and low level wc. The bathroom also has partially tiled walls and vinyl flooring, with a upvc double glazed frosted window.





Outside

To the front of the property is a driveway providing ample off-road parking. To the rear of the property is a lawn with fencing to boundaries, a patio seating area, a pagoda and access to the garage.

Garage

16' 5" x 16' 5" (5.00m x 5.00m)

The garage is accessed via the rear of the property and has an up and over door, with a personnel door to the side. The garage also has electric and lighting.



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Neville Drive, Coalville

- Semi-Detached
- Pleasant Position
- UPVC Double Glazing
- Gas Central Heating
- Three Well-Proportioned Bedrooms

Tenure: Freehold EPC Rating: C

£280,000



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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Property Ref:
LBH115129 - 0005

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