



28 Staples Drive, Coalville, Leicestershire, LE67 4GB

HOWKINS &  
HARRISON



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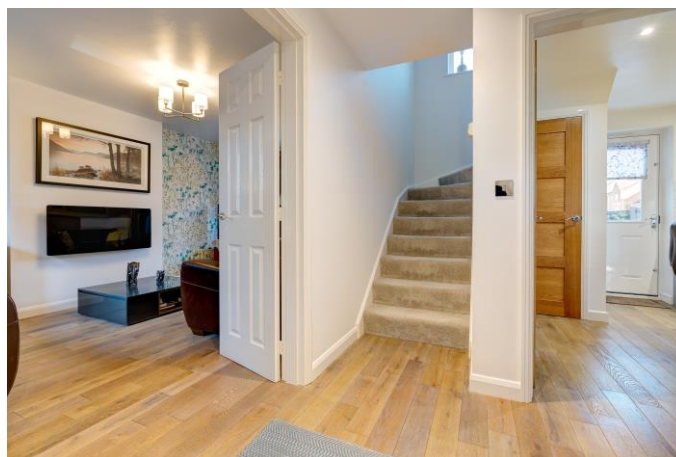
Asking Price: £290,000

This double fronted detached family home constructed by Persimmon Homes occupies an enviable corner plot. The former site 'showhome' is presented to a superb standard with accommodation totalling over 1200sqft the property briefly comprises, hallway, cloakroom WC, a 16ft lounge opening into a splendid conservatory to the rear, separate 16ft dining room, snug/study and a well equipped kitchen/breakfast room to the rear elevation. To the first floor are three bedrooms and a family bathroom with the main bedroom having an en-suite shower room.

Externally you will find a landscaped rear garden and off road parking.

#### Features

- Former showhome occupying a generous corner plot
- Three ground floor reception rooms
- Adjoining rear conservatory and paved patio
- Three bedrooms and family bathroom
- Principal bedroom with en suite shower room
- Ample off road parking



## Location

Conveniently located on the A511, the principal trunk road connecting the A42 dual carriageway at Ashby de la Zouch with the M1 motorway corridor at junction 22, providing further road links to Leicester and north to Loughborough, Nottingham and Derby. The town offers a range of local amenities and facilities including high street shops, public houses, takeaway restaurants and the nearby leisure centre, together with excellent opportunities for walkers and country lovers with Grace Dieu and Cademan Woods close by. Coalville is also well served for schooling, with a number of schools for all ages within a few minutes walking distance of the property.



## Accommodation Details - Ground Floor

Approached via the front elevation the property opens up into a good sized entrance hallway. From here doors lead off providing access across all of the ground floor living accommodation. To the left is a good sized reception lounge with doors that open up into a conservatory, whilst to the right are the two remaining reception rooms both of which offer versatility and could be used as a dining room, play room or home office/study. To complete the ground floor is an immaculately presented kitchen/breakfast room with door and window to the rear elevation.

## First Floor

The staircase rises from the entrance hallway onto the first floor landing. Four doors lead off giving access into the three bedrooms and family bathroom. Bedroom one is a comfortable double room with double fitted wardrobes and it's own en-suite shower room. The remaining two bedrooms are also a good sized and are serviced by a three piece family bathroom.











## Outside

Externally the property occupies an enviable corner plot with wrought iron boundary railings, small forecourt garden with raised beds and to the rear is ample off road parking. Gated access at the back of the property opens into a well maintained and low maintenance landscaped rear garden.



Occupying an enviable plot, presented to  
Showhome standard,  
internal viewing is strongly recommended.







## Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

North West Leicestershire District Council - Tel:01530-454545

## Council Tax

Band - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 118.1 sq. metres (1271.7 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate, no responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items.  
Plan produced using PlanUp.

## Howkins & Harrison

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