

22 Dunbar Road, Coalville, Leicestershire, LE67 4RT

£247,500

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# Property at a glance

· Three Bedrooms

Extended Semi Detached Home

· Lounge & Play Room

- Kitchen/Diner
- South Facing Private Rear Garden
- Off Road Parking

. Council Tax Band\*: B

• Price: £247,500

## Overview

\*OFFERED WITH NO UPWARD CHAIN \* This EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME features a private SOUTH FACING rear garden and is situated within the popular commuter town of Coalville. In brief, this cosy and well-presented property enjoys an entrance porch in which grants access to the entrance hall, lounge, kitchen/diner and open plan play room. Stairs rising to the first floor landing gives way to three bedrooms and family bathroom whilst the outside features a private rear garden, driveway and lawn to front. EARLY VIEWINGS COME HIGHLY ADVISED, EPC RATING D.

## Location\*\*

Coalville is one of the main towns of North West Leicestershire situated between Leicester and Burton upon Trent being excellently placed for both the M1 and A/M42 motorways which enable swift and easy access to the cities of the East and West Midlands as well as London and the North. Coalville serves as a market town and administrative seat for the district. It boasts a wide range of shopping, educational and leisure facilities and enjoys an enviable location in the heart of the National Forest whilst bordering Charnwood Forest to the east and Sence Valley Forest Park to the south. Nearest Airport: East Midlands (9.5 miles) Nearest Train Station: Leicester (13.8 miles) Nearest City: Leicester (12.4 miles) Nearest Motorway Access: M1(J23) A/M42 (J13).



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

#### **Ground Floor**



#### First Floor





## **Detailed Accommodation**

## **GROUND FLOOR**

#### **Entrance Porch**

Entered through a composite front door with inset opaque double glazed panel and having an adjacent uPVC double glazed window, ceramic tiled floor and wall lighting.

#### **Entrance Hall**

Enjoys cloaks storage, access to under stairs storage, stairs rising to the first floor, coving and ceramic tiled flooring.

## Lounge

10'9" x 15'6" (3.28m x 4.72m)

This well decorated and inviting living space benefits from a uPVC double glazed window to front, timber effect laminate flooring, ceiling rose, coving and dado wall panelling.

## Wren Kitchen/Diner

17'2" x 8'1" (5.23m x 2.46m)

Inclusive of a range of attractive wall and base units, butchers block work surfaces with inset Porcelain Belfast sink having swan neck mixer tap, four ring gas hob, electric oven/grill, coving and having inset down lights. Other benefits include an integrated dishwasher, pantry, timber effect laminate floor and opening into the play room.

# Play Room

7'7" x 16'3" (2.31m x 4.95m)

Accessible via the open plan kitchen/diner, the play room comprises wall lighting, uPVC double glazed French doors to the garden with surrounding uPVC double glazed windows and having continued flooring from the ktichen/diner.

## FIRST FLOOR

## Landing

Stairs to the first floor landing gives way to three good sized bedrooms and family bathroom and comprises an airing cupboard, loft hatch and uPVC double glazed window to side.

#### Bedroom One

9'9" x 10'9" (2.97m x 3.28m)

Featuring a stunning open outlook via the uPVC double glazed window to front and having a range of fitted wardrobes.

#### **Bedroom Two**

9'4" x 9'1" (2.84m x 2.77m)

Benefitting from a range of fitted wardrobes and uPVC double glazed window to rear.

## **Bedroom Three**

7'0" x 7'4" (2.13m x 2.24m)

Having coving and uPVC double glazed window to front.

## Family Bathroom

7'4" x 5'4" (2.24m x 1.63m)

This three piece suite comprises a P-shaped panelled bath with splash screen with shower over, low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, timber effect vinyl flooring, tiled walls, extractor fan and opaque uPVC double glazed window to rear.

## **OUTSIDE**

## Private Rear Garden

Accessed via a timber side gate and surrounded by a range of timber board fence panelling, the garden benefits from privacy and a sunny south-facing aspect and comprises a paved patio are with block edging off of a tarmac courtyard and is facilitated by wall lighting and a water point whilst giving way to a raised lawn partitioned by timber sleepers with further slate shingled edging.

## Front

A tarmacadamed driveway offers off road parking and sits adjacent to a well maintained lawn which in turn is edged with shrubs and gives way to a stone shingled area.













































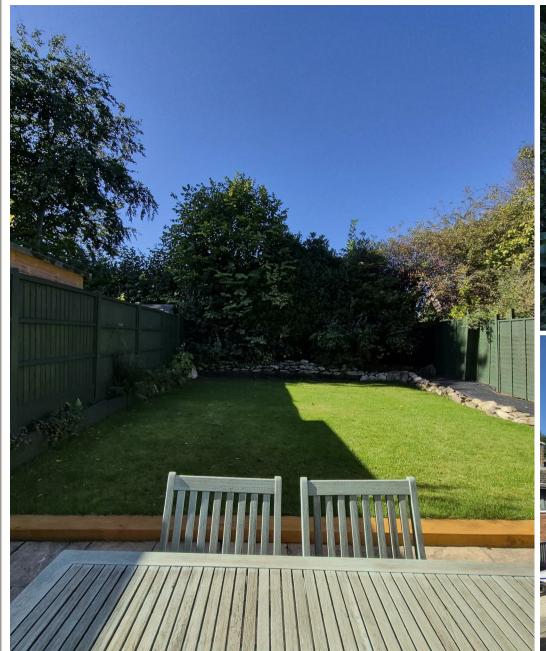






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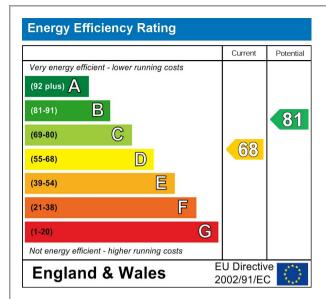








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#### **Special Note To Buyers**

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