



## Central Road, , Coalville, Leicestershire, LE67 2FE

- Offered to market with No Upward chain
- Living room
- No Upward Chain
- Downstairs WC
- Local Shops, Schools and Amenities
- Open Plan Kitchen-diner
- Four Bedroom Detached Home
- Two En-Suites
- Family bathroom
- Ideal Family Home

**Offers Over £230,000**





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## DESCRIPTION

Nestled on Central Road in the heart of Coalville, Leicestershire, this impressive detached house presents an excellent opportunity for families seeking a spacious and well-appointed home. Spanning three floors, the property boasts four generously sized bedrooms, ensuring ample space for relaxation and privacy. With three bathrooms, including two en-suites, morning routines will be a breeze for all residents.

The heart of the home is undoubtedly the open-plan kitchen diner, which is perfect for entertaining guests or enjoying family meals. The separate living room offers a cosy retreat, ideal for unwinding after a long day. The layout of the house is designed to provide both comfort and functionality, making it a perfect fit for modern living.

Convenience is key, as the property is situated close to local shops, schools, and various amenities. Excellent public transport links and easy access to the M1 motorway and A50 make commuting a straightforward affair, whether for work or leisure.

Externally, the property features a charming front garden enclosed by a wall, providing a sense of privacy. Gated access leads to the rear garden, which has been thoughtfully designed for low maintenance. Here, you will find patio paving with seating areas, a brick-built barbecue for summer gatherings, and an artificial lawn that ensures a lush green space all year round. The block-paved driveway offers ample off-road parking, accommodating one vehicle comfortably.











Total area: approx. 126.0 sq. metres (1356.6 sq. feet)

HUNTERS ESTATE AGENTS WIGSTON

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

### Viewings

Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.