



Kemp Road
Coalville



Property Description

A four bedroom detached property with integrated garage, positioned at the end corner of a cul-de-sac and built in 2000 with UPVC double glazing and gas central heating throughout and comprising : Entrance Hall, Cloakroom/WC, Lounge with double doors with glazed panels leading to Dining Room, Conservatory, Kitchen with Utility room with door in to the rear garden and personal door into garage. Upstairs has 4 bedrooms with a master suite with three double door wardrobes and a bay window, family bathroom that has recently been updated.

Entrance

Via storm porch with lantern light over into a UPVC front door with glazed panel in to:-

Entrance Hall

With integrated mat, laminate flooring, useful understairs cupboard.

Cloakroom Wc

Having pedestal WC, wash hand basin with storage beneath, ceramic tiled splashback, UPVC obscure glazed window to the front elevation, gas central heating radiator.

Lounge

16' x 11' 5" (4.88m x 3.48m)

Having a UPVC bay window, gas central heating, laminate flooring, two wall light fittings and one pendant light fitting, gas fire with marble surround, double doors with glazed panels leading to:-

Dining Room

11' 4" x 10' 8" (3.45m x 3.25m)

The laminate flooring continues from the lounge, pendant wall light fitting, double doors with glazed panels leading to:-

Conservatory

11' 1" x 10' 1" (3.38m x 3.07m)

Having tiled flooring, a fitted electric heater, the conservatory is one third brick and two thirds glazed which makes it a beautiful light space, patio doors lead in to the garden.

Kitchen

9' 5" x 9' 3" (2.87m x 2.82m)

Having base and wall units in shaker style with laminate work surfaces over, UPVC double glazed window to the rear elevation, stainless steel four ring gas hob, double oven and extractor, ceramic one and half sink with drainer, chrome mixer taps over, integrated dishwasher.

Utility Room

9' 3" x 5' 2" (2.82m x 1.57m)

Having laminate floor continuing, matching shaker style units, ceramic one and a half sink with chrome mixer tap over, boiler providing domestic hot water and central heating, UPVC double glazed window to side elevation, space and plumbing for washing machine, space for a tumble dryer, UPVC personal door in to garage and UPVC door in to the garden.

Landing

Having loft access which is partially boarded with a light.

Bedroom One

14' 2" x 11' 9" (4.32m x 3.58m)

Having a tiled floor which follows through to the ensuite, with carpet floor to the bedroom, having three double door double opening wardrobes, UPVC bay window to the front elevation, gas central heating radiator.

Ensuite

Having the tiled flooring that followed from the entrance, pedestal WC, wash hand basin with chrome mixer taps and storage underneath, panelled bath with shower over and chrome mixer taps, UPVC obscure double glazed window to the front elevation, chrome heated towel radiator, part tiled with bathroom panels in marble effect and full height around the shower and bath.

Bedroom Two

11' 9" x 11' 4" (3.58m x 3.45m)

Having a UPVC double glazed window to the rear elevation, central heating radiator.

Bedroom Three

13' 2" x 8' 4" (4.01m x 2.54m)

Having a UPVC double glazed window to the front elevation, central heating radiator, laminate flooring.

Bedroom Four

13' 5" x 7' 7" (4.09m x 2.31m)

Having a UPVC double glazed window to the rear elevation, central heating radiator, carpet.

Bathroom

Having tiled flooring, walk in double shower with one rain head shower fitting and one hand held shower fitting, pedestal WC, wash hand basin with storage underneath, chrome mixer taps over, UPVC double glazed obscure glass window to the rear elevation, having part tiled with bathroom panels in marble effect, chrome heated towel rail.

Garage

Having power and light

Outside

Front

Having a driveway and a small landscaped area leading to the storm porch entrance door.

Rear Garden

Having a paved patio area outside the conservatory, shed with a hard standing base, side access with a gate round to the front, outside tap and double electric socket. The garden is mainly laid to lawn with landscaped edging and is particularly private.









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