

123
Botts Way
Coalville, LE67 4BT

John 
German






Botts Way

Coalville, LE67 4BT

£450,000

A two-story brick house with a brown tiled roof and white window frames. The house features a conservatory with a white frame and glass panels. The garden is well-maintained with a green lawn, a paved patio area with a dining table and chairs, and a pergola with a sofa and table. There are several potted plants and trees in the garden. The sky is blue with some light clouds.

A beautiful family home tucked away behind a long drive on this popular development offering well proportioned and stylish living space, four double bedrooms, two bathrooms (en suite), large lounge, dining room, breakfast kitchen, utility and conservatory overlooking the mature private gardens plus a double garage.

This property lies on the very popular and sought after Buckingham Road development and is set way back from the main road behind a long shared private driveway approach. It has been much improved and has a mature garden plot, viewing is highly recommended.

Accommodation - Set beneath a lovely arched canopy porch is a half glazed leaded glass entrance door which opens to reveal a welcoming reception hall with turning staircase leading off to a part galleried landing above. Arranged around the central hall way you will find to your left a very well proportioned lounge with front facing uPVC double glazed bay window, attractive oak flooring and coving to the ceiling. Double French doors open and give access into the adjoining uPVC double glazed conservatory that makes a fabulous garden room or additional reception room and enjoys lovely views over the garden plus twin sets of doors allowing access to outside. From the conservatory a connecting door leads you back into the property and into the heart of the home - the modern refitted family breakfast kitchen which has an extensive range of white contemporary high gloss cabinets wrapping around the room with large chunky stainless steel handles and light timber countertops set above. There is space for a range style cooker with a wide Rangemaster extractor hood set above, integral dishwasher, fitted breakfast bar and attractive tiled flooring throughout the room. Leading off the kitchen is a useful utility room.

A second reception room makes an ideal entertaining space, this separate dining room has a front facing uPVC double glazed bay window and again has attractive oak flooring underfoot.

Last but not least on the ground floor is a guest's cloakroom set off the reception hallway.

Climb the stairs to the first floor galleried landing and arranged around you will find there are four double bedrooms all of which benefit from built in wardrobes. Bedroom one has the benefit of a lovely en suite shower room with attractive full height tiling to the walls, a run of vanity units along one wall with inset wash hand basin and concealed cistern WC alongside a corner quadrant oversized shower with rainfall shower head above.

The family bathroom is also fully tiled and has a panelled bath with rainfall shower above, glazed screen, ladder style radiator and again a vanity unit with inset wash hand basin, concealed cistern WC with plentiful storage and pelmet downlighting.

Outside - The property has an extensive driveway to the fore providing plentiful parking alongside access to a detached double garage with twin up and over door entrance doors, light, power and personal door leading out to a side courtyard area. This in turn leads around to the rear garden that has a patio area, shaped lawns with sleeper edged borders and a second timber decked sunny terrace, perfect for barbeques. The gardens enjoy a great degree of privacy and are not overlooked to the rear.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/ coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/03042024

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1873.34 ft²
174.04 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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