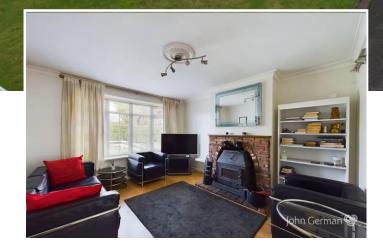
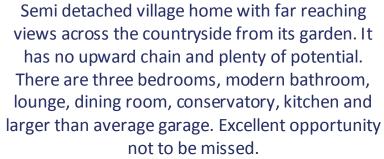
## Vicarage Close Newbold Coleorton, Coalville, LE67 8PG







£250,000





This three bedroom semi detached village home lies in a cul-de-sac location behind a drive to the fore with a further shared drive alongside, to the oversized garage to the rear.

A look inside will reveal an entrance porch with reception hallway behind, having laminate flooring and stairs to the first floor. Directly ahead is the fitted kitchen which has base and wall mounted units running along two walls with complimentary contrasting countertops, integral ceramic hob, eye level double oven, space for dishwasher and an understairs cupboard housing space for a washing machine. The living room has a front facing bow window, coving to the ceiling and a warming focal point provided by the solid fuel stove set in a brick fireplace with back boiler providing hot water for the central heating system. Set off the living room is a separate dining room; this is adjacent to the kitchen and has the potential to be opened up into one much larger room. Patio doors from the dining room take you through into the uPVC double glazed conservatory which has views over the patio, garden and fields beyond.

Upstairs on the first floor you will find three bedrooms. Bedroom one has fitted mirrored wardrobes along one wall and a rear facing window offering amazing field and countryside views. Bedrooms two and three are excellent size bedrooms. The family bathroom is finished in white with shaped bath having screen and mains shower over, vanity unit with inset wash hand basin, mirror and pelmet lighting, plus WC to the side. A cupboard houses the immersion heater providing hot water for the property.

Outside, there is driveway parking to the fore in addition to a shared drive which leads alongside the property to a large size garage having light and power. The garden enjoys great privacy with a patio area and a lower lawn section with a variety of timber sheds, and of course the garden benefits from backing onto fields with those lovely views. **Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note**: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Solid fuel central heating system

(Purchasers are advised to satisfy themselves as to their suitability). Broadb and type: See Ofcom link for speed: <u>https://checker.ofcom.org.uk/</u> Mobile signal/coverage: See Ofcom link <u>https://checker.ofcom.org.uk/</u> Local Authority/Tax Band: North West Leicestershire District Council / Tax Band B

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

Our Ref: JGA/09102024

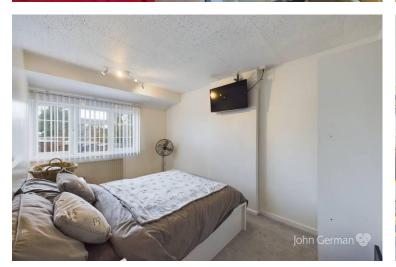
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Living Room Dining Room   12'9" x 112" 333 x 2.68 m   390 x 3.41 m 000   Hallway Nor x 83*   2.32 x 1.81 109 x 82*   3.25 x 1.81 109 x 82*   3.25 x 1.81 109 x 82*   3.20 x 2.52 m 100 x 82*	Bedroom 2       12% x 86°       3.87 x 2.61 m       109° x 11'11"       3.87 x 2.61 m       109° x 11'11"       3.07 x 2.61 m       100° x 89°       100° x 89°       3.07 x 2.68 m       100° x 1.75 m       2.40 x 1.75 m	John German Signal Approximate total are 1048.08 ft <sup>2</sup> 97.37 m <sup>2</sup> Reduced headroom 10.23 ft <sup>2</sup> 0.95 m <sup>2</sup>
Garage 189° x 102° 5.72 x 3.11m		(1) Excluding balconies and terraces Reduced headroom ———————————————————————————————————















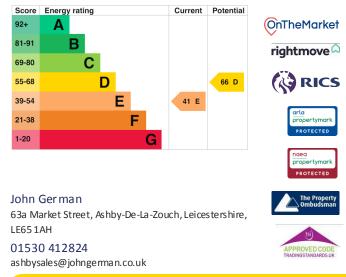


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR More relief. Money Limited

Money Limited. Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that wereceive on average £150 per referral. Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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