

Vicarage Close

Newbold Coleorton, Coalville, LE67 8PG



Semi detached village home with far reaching views across the countryside from its garden. It has no upward chain and plenty of potential. There are three bedrooms, modern bathroom, lounge, dining room, conservatory, kitchen and larger than average garage. Excellent opportunity not to be missed.

£250,000



John German 

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).

Broadband type: 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 B

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

Our Ref: JGA/09102024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	41 E	
21-38	F		
1-20	G		



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