

# Buckthorn Road

Coalville, LE67 3QB

John German



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£295,000

**Tucked away on a generous corner plot, this stylish and contemporary home is a true gem—offering light-filled interiors, thoughtfully landscaped gardens, and fantastic living space inside and out having quality finishes throughout, this is a home that effortlessly combines practicality with kerb appeal.**

John German 



Occupying a prime corner plot in a sought-after location, this beautifully presented contemporary home offers a perfect blend of style, space, and functionality. With light-filled interiors, generous room proportions, and landscaped gardens designed for both privacy and enjoyment, it's a home that's ready to move into and enjoy. Whether you're entertaining in the stunning open-plan kitchen, unwinding in the sitting room, or relaxing in the private south-facing garden, every detail has been carefully considered to offer modern living at its best.

**Accommodation** - The entrance door opens into a welcoming entrance hall, with stairs leading up and a convenient guest cloakroom to the side. To the right, a bright and spacious dual-aspect sitting room that's perfect for both relaxing and entertaining, it enjoys an abundance of natural light, thanks to three large windows.

To the rear of the property is a stunning open-plan living, dining, and kitchen area-truly the hub of the home. French doors, fitted with stylish blinds, open directly onto the sunny landscaped garden, creating a seamless connection between indoor and outdoor living. The kitchen is both stylish and practical, offering ample space for a family dining table and a cosy seating area. Dual-aspect windows flood the room with light, while the kitchen itself is superbly equipped with an extensive range of wall and base units. Integrated appliances include a fridge freezer, dishwasher, washing machine, oven, and hob with stainless steel splashback and extractor hood.

Head upstairs and the first thing you'll notice is the height of the ceilings, giving the first floor a wonderful sense of space and airiness. There are three generously sized double bedrooms, each capable of accommodating full-sized beds. The principal bedroom stands out with its dual-aspect windows, including a feature picture window to the side. It also benefits from fitted wardrobes and a stylish en-suite shower room, complete with an oversized shower cubicle, wash hand basin, WC, and tall heated towel rail.

**Outside** - A generously sized driveway offers parking for multiple vehicles and includes gated access into the rear garden-ideal for families or guests. Step into the rear garden and you'll find a thoughtfully landscaped space, perfect for entertaining or relaxing. A sleek porcelain-paved patio complements the neatly maintained lawn and planted borders. With high brick boundary walls on two sides and a sunny southerly aspect, this garden offers both privacy and plenty of sunshine throughout the day.

**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. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

**Property construction:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains 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 C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

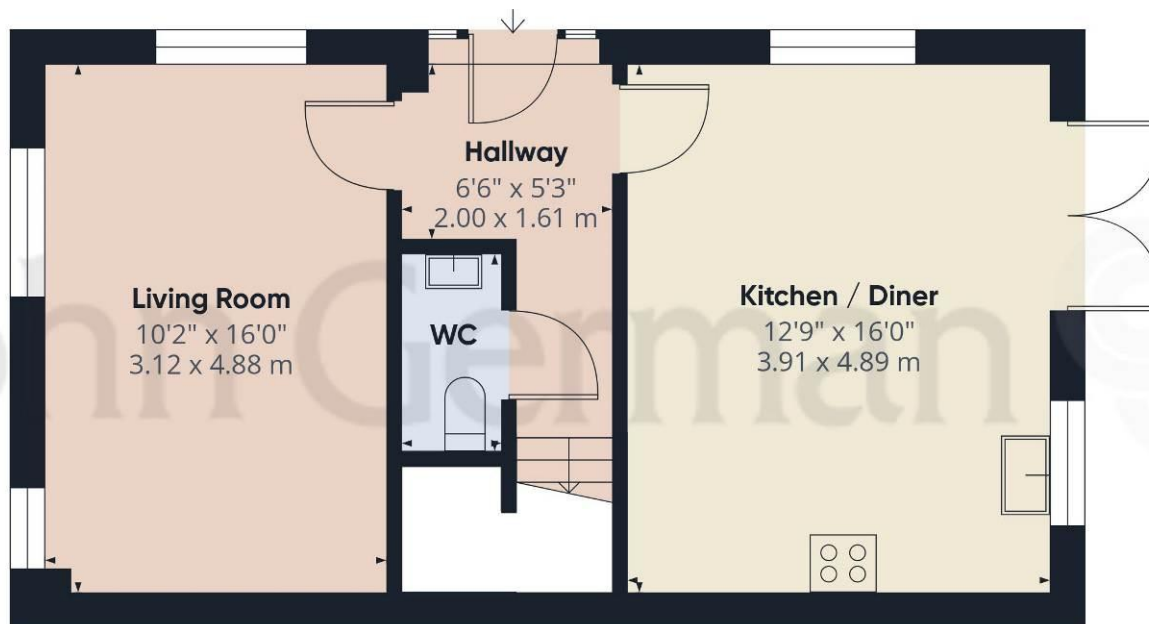
**Our Ref:** JGA/14072025

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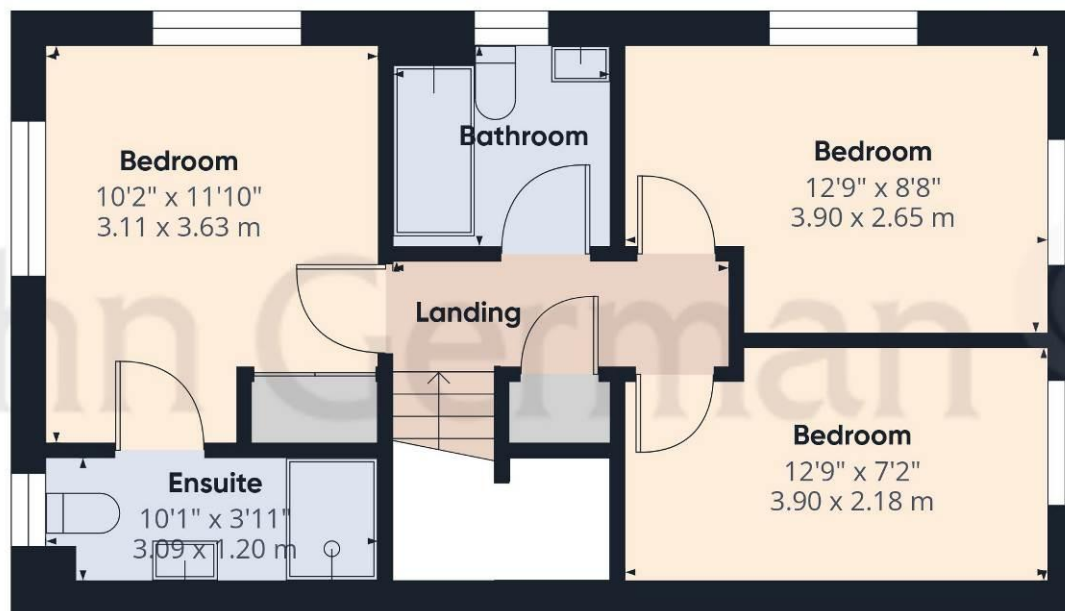


Ground Floor

Approximate total area<sup>(1)</sup>

906 ft<sup>2</sup>

84.2 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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.

#### 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 oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. 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 Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



#### John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
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