

# Broom Leys Road

Coalville, LE67 4DA

John   
German





# Broom Leys Road

Coalville, LE67 4DA

£390,000

A well-appointed family home offering generous accommodation arranged over two floors. The property features underfloor heating to the ground floor, multiple reception spaces, an impressive open-plan kitchen/diner and four double bedrooms, two with en-suite facilities.



The accommodation is introduced via a welcoming entrance hall with timber-effect porcelain flooring and stairs rising to the first floor. To the front, an expansive bay-fronted lounge enjoys a dual aspect and features a gas fireplace set on a polished granite hearth, creating a warm and inviting focal point. A separate study provides an ideal home-working space, while the heart of the home is the impressive open-plan living/kitchen/diner, fitted with a comprehensive range of wall and base units, black marble work surfaces, integrated appliances and flooded with natural light from Velux windows and French doors opening onto the rear garden from the family sitting area.

Further ground floor accommodation includes a well-appointed utility room with additional storage and external access, together with a contemporary shower room, making the layout particularly practical for family life.

To the first floor, a galleried landing leads to four well-proportioned double bedrooms. Two of the bedrooms benefit from their own modern en-suite shower rooms, while the remaining two doubles are served by a stylish family bathroom featuring a freestanding roll-top bath. Additional storage is provided via fitted wardrobes, airing cupboard and further storage cupboards off the landing.

Externally, the property is approached via a shared gated driveway offering ample off-road parking and access to a detached double garage with power, lighting. The rear garden has been designed for low maintenance, featuring a paved patio area, artificial lawn, external power and water points, all enclosed by timber fencing-ideal for outdoor entertaining and family enjoyment.

**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:** Driveway & garage

**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 D

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

**Our Ref:** JGA03022026

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.

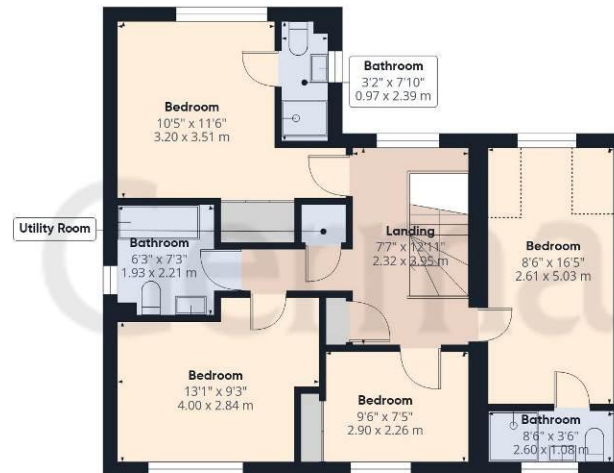
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor



Floor 1



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

1634 ft<sup>2</sup>

151.6 m<sup>2</sup>

**Reduced headroom**

21 ft<sup>2</sup>

1.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360



### 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		93 A
81-91	B	86 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  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



