



## 11 Pickering Drive, Coalville, LE67 1HB

**£1,200 Per Month**

A beautifully presented home offering style, comfort, and modern living — perfectly positioned on a peaceful residential street in one of Ellistown's most desirable locations. With its bright interiors, smart layout, and inviting outdoor spaces, this property is an exceptional opportunity for first-time buyers, young families, or anyone seeking a relaxed village lifestyle with superb local amenities.

### Property Highlights

**Bright Living Room** — A spacious, light-filled lounge designed for cosy evenings and effortless entertaining.

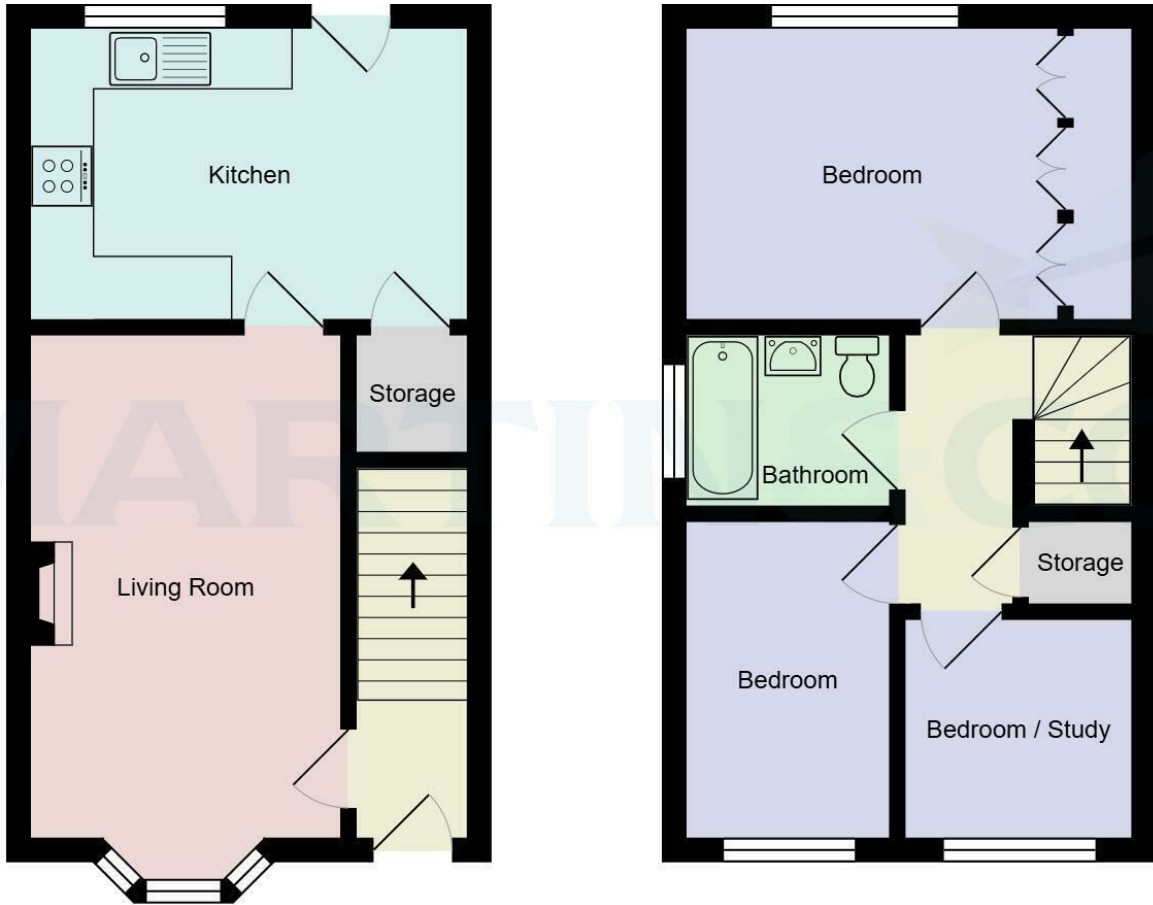
**Modern Kitchen/Diner** — Stylish, practical, and perfect for family meals, hosting, or everyday living.

**Three Bedrooms** — Two generous doubles plus a versatile third room ideal as a nursery, home office, or study.

**Contemporary Bathroom** — Fresh, functional, and conveniently located for family use.



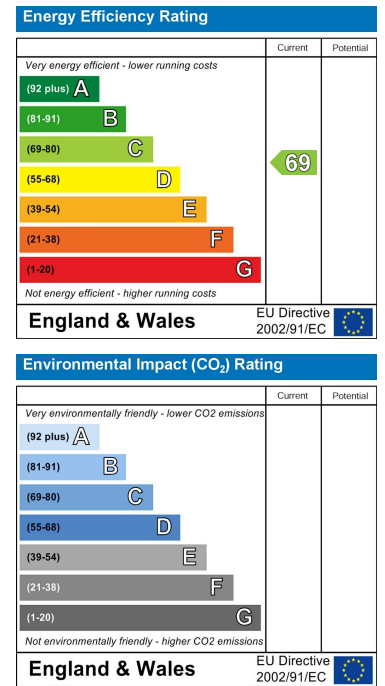
## Floor Plan



## Area Map



## Energy Efficiency Graph



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