

11, John Starbuck Close, Coalville, Leicestershire+, LE67 4ES

HOWKINS & HARRISON

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Guide Price: £300,000

Constructed in 2017 by David Wilson Homes, occupying an attractive corner position is this appealing three-bedroom detached home. Offering 1107sqft of well-planned accommodation including a spacious kitchen/diner, separate living room, utility room and ground-floor WC. To the first floor are three bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom. Outside, the property is complemented by an enclosed landscaped garden with paved seating areas, a detached garage and driveway parking, creating an attractive and practical modern family home.

Features

- Attractive three-bedroom detached family home
- Occupying a desirable corner plot
- Spacious kitchen/diner with utility room
- Separate well-proportioned living room
- Principal bedroom with en-suite shower room
- Family bathroom and ground-floor WC
- Detached garage with driveway parking
- Enclosed landscaped garden with seating areas
- David Wilson Homes development
- Superbly presented throughout















Location

John Starbuck Close is situated in a convenient residential area of Coalville, a well-established town within North West Leicestershire and the wider National Forest area. The town offers a good range of everyday amenities, including shops, supermarkets, cafés, leisure facilities, healthcare services and schooling. Coalville is also well placed for commuters, with the A511 providing links towards Ashby-de-la-Zouch, Burton upon Trent and Leicester, while the M1 is within convenient reach. Loughborough provides mainline rail services, and East Midlands Airport is also readily accessible. The surrounding area offers a variety of recreational opportunities, including local parks, woodland walks and access to the National Forest.

Travel Distances

Coalville town centre – approximately 1 mile
Broom Leys Primary School – approximately 0.6 miles
The Newbridge School – approximately 0.7 miles
Loughborough – approximately 6.5 miles
Loughborough Railway Station – approximately 8 miles
East Midlands Airport – approximately 8 miles
Leicester – approximately 13 miles
Burton upon Trent – approximately 14 miles
Derby – approximately 15 miles
Nottingham – approximately 20 miles









Accommodation Details

The property is entered via the front door into a welcoming entrance hall, with stairs rising to the first floor and access to the principal ground-floor rooms. A useful store cupboard is positioned beneath the stairs, while a separate WC provides added everyday convenience. To the right of the hallway is the generously proportioned living room, a bright and comfortable reception space with windows to both the front and side elevations. To the left, the hallway opens into the spacious kitchen/diner, which forms the main hub of the ground floor. The kitchen is fitted with a range of contemporary high-gloss wall and base units, complemented by wood-effect work surfaces, tiled flooring and mosaic-style splashbacks. There is a gas hob with extractor above, double oven and space for further appliances, while the dining area comfortably accommodates a family-sized table. French doors open directly onto the rear garden, providing a natural connection between the indoor and outdoor spaces. Adjoining the kitchen is a separate utility room, fitted with additional storage and worktop space together with plumbing and space for laundry appliances. A further external door provides direct access outside, making this a particularly practical addition to the accommodation.

First floor

The staircase rises to a bright first-floor landing, where a window brings natural light into the space and doors lead to all three bedrooms and the family bathroom. The principal bedroom is a generous double room positioned to the front of the property, with ample space for additional furniture and the benefit of built-in wardrobes. An adjoining en-suite shower room is fitted with a shower enclosure, wash basin and WC, complemented by tiled surrounds and a heated towel rail. Bedroom two is another well-proportioned double room and benefits from a useful built-in storage cupboard, while bedroom three provides a comfortable single bedroom that would also lend itself well to use as a nursery, study or home office. The family bathroom is fitted with a modern white suite comprising a panelled bath with shower over and glazed screen, pedestal wash basin and WC. Tiled walls, a heated towel rail and an obscured window complete the room.

Outside

The property occupies an attractive corner plot, with a neat frontage and paved approach complementing the traditional brick exterior. A driveway to the side provides off-road parking and leads to the detached single garage. The enclosed rear garden has been thoughtfully landscaped for ease of maintenance, with a broad paved terrace providing space for outdoor seating and entertaining. The remainder is mainly laid to artificial lawn, bordered by established planting and decorative beds, creating a pleasant and well-presented outdoor space. The garden is enclosed by a combination of brick walling and timber fencing, offering a good degree of privacy, with gated access leading towards the driveway and garage. There is also a designated parking space at the front of the property.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.







Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

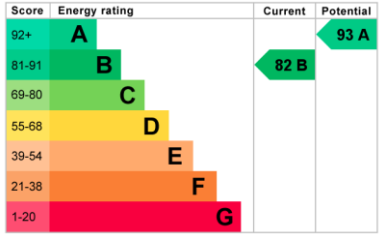
Services

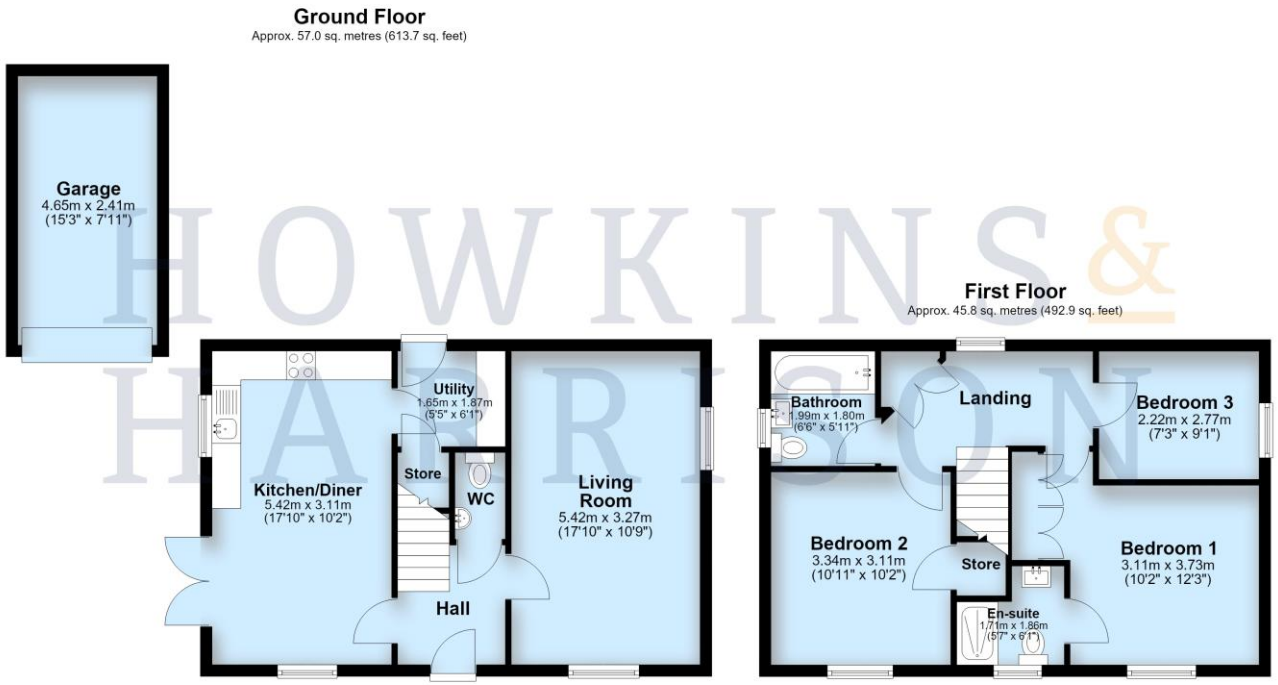
None of the services have been tested. We are advised that the property benefits from mains water, drainage gas and electricity are connected to the property. The central heating is gas fired.

Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax Band - B





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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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