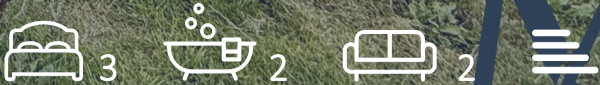




1 Charnborough Road
Coalville, LE67 4SF

Offers over £200,000



Brief Description

Occupying an attractive corner plot and offering notably generous accommodation, this three-bedroom semi-detached home represents an exciting opportunity for a purchaser seeking a property they can modernise and make their own. Whilst the property would benefit from cosmetic improvement and updating throughout, it offers excellent proportions, extensive gardens to three sides, off-road parking and a detached garage. Offered for sale with NO UPWARD CHAIN.

The property is entered via an entrance hall with stairs rising to the first floor. The spacious living room enjoys a dual-aspect, fireplace housing a gas fire and double-glazed sliding doors opening onto the garden. An adjacent family room provides further versatile reception space, again enjoying dual-aspect windows, fireplace and French doors opening onto outside.

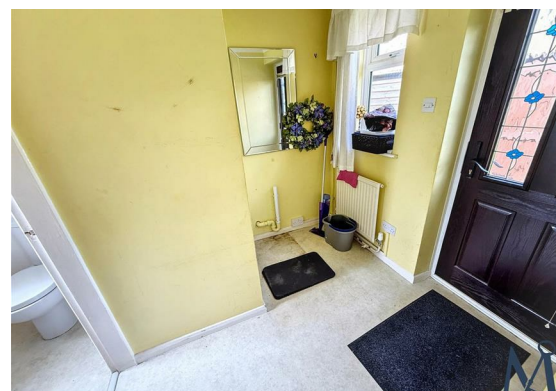
The kitchen comprises a range of wall and base units with work surfaces, stainless-steel sink and drainer with mixer tap, tiled splashbacks, appliance space and plumbing, rear double-glazed window and wall-mounted boiler. A useful utility room provides further appliance space, garden access and access to a ground-floor shower room with WC, wash hand basin and shower.

To the first floor are three well-proportioned double bedrooms and a family bathroom fitted with a three-piece white suite, including bath with shower over, WC and wash hand basin.

Outside, the property occupies a generous corner position with front, side and rear gardens, predominantly laid to lawn with planted borders, mature shrubs and trees, paved areas and gated side access. A paved driveway with wrought-iron gates provide off-road parking and access to the detached timber garage, which benefits from double doors, side access, light and power.

Further benefits include double glazing and cavity wall insulation. With its excellent accommodation, substantial plot, extensive gardens and scope for improvement, this is a property offering genuine potential.





ON THE GROUND FLOOR

Entrance Hall

Living Room
12'6" x 19'8" (3.81m x 5.99m)

Family Room
13'6" x 18'11" (4.11m x 5.77m)

Kitchen
10'0" x 12'0" (3.05m x 3.66m)

Utility Room
7'0" x 6'9" (2.13m x 2.06m)

Shower Room

ON THE FIRST FLOOR

Landing

Bedroom 1
9'11" 10'11" (3.02m 3.33m)

Bedroom 2
12'7" x 10'11" (3.84m x 3.33m)

Bedroom 3
12'5" x 8'4" (3.78m x 2.54m)

Family Bathroom

ON THE OUTSIDE

Front Garden

Side Garden

Rear Garden

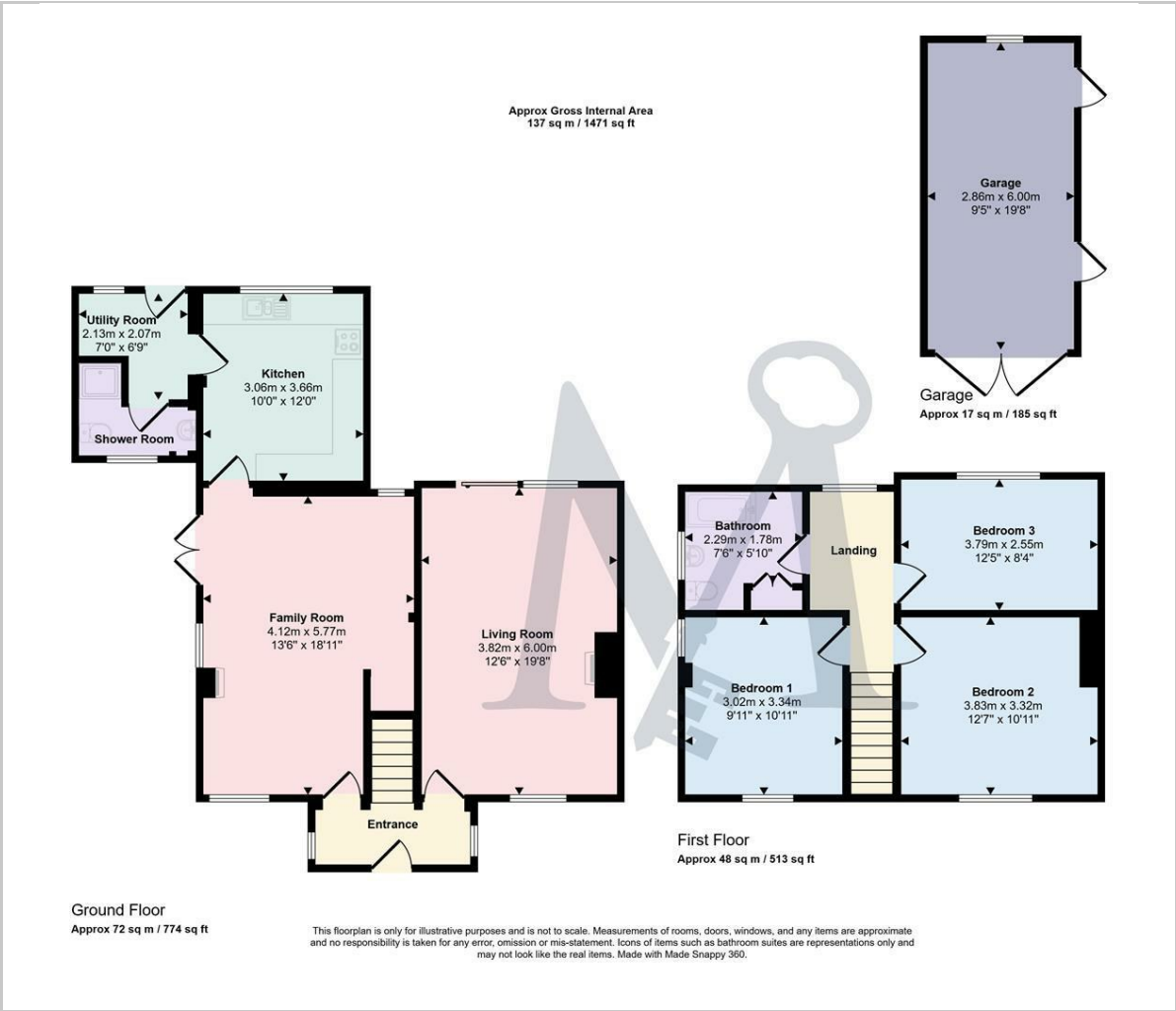
Driveway

Garage
9'5x 19'8" (2.87mx 5.99m)





Floor Plan



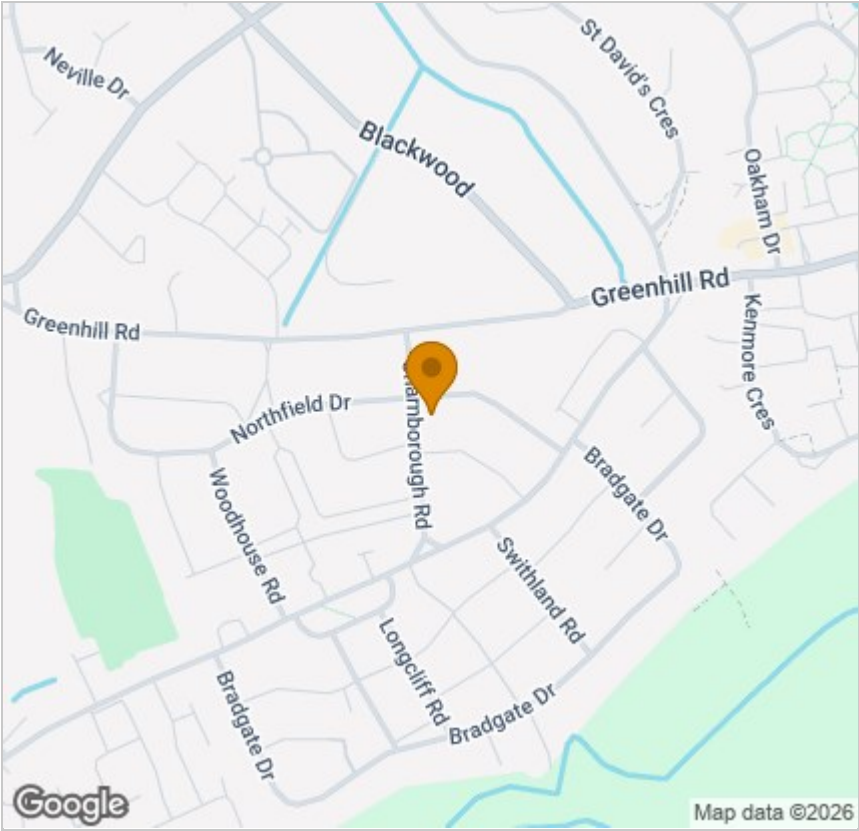
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

