

1, Ruth Langham Court, Coalville, Leicestershire, LE67 3DP

HOWKINS & HARRISON

1, Ruth Langham Court,
Coalville,
Leicestershire, LE67 3DP

Offers in excess of: £325,000

Situated along a private drive serving just four similar properties, 1 Ruth Langham Court is a spacious and well-proportioned four-bedroom detached family home, offering 1,379 sqft. of accommodation together with an integral garage, driveway parking and a generous rear garden. The ground floor comprises an entrance porch, comfortable living room, impressive kitchen/diner extending across the rear of the property with French doors opening onto the garden, and a useful WC. To the first floor are four generous bedrooms, including a principal bedroom with en-suite shower room, together with the family bathroom. Conveniently placed for Coalville's amenities, schools and transport links, this is a superb family home offering an excellent balance of space, practicality and location.

Features

- Situated on a private drive serving just three properties
- Spacious four-bedroom detached family home
- Generous living room and kitchen/diner
- Integral garage and driveway parking
- Generous enclosed rear garden
- Convenient for schools, amenities and transport















Location

The property is situated in a convenient residential position within Coalville, a well-established market town offering a wide range of everyday amenities including shops, supermarkets, cafés, restaurants and leisure facilities. Families are well catered for with a choice of local primary and secondary schools, while further education is available at the nearby Stephenson College campus. Whitwick and Coalville Leisure Centre provides excellent sports and fitness facilities, and the town is also well placed for access to the National Forest and surrounding countryside. Coalville benefits from good road links via the A511 and M1, providing convenient connections to Leicester, Loughborough, Ashby-de-la-Zouch and East Midlands Airport.

Travel Distances

Coalville town centre – approx. 0.5 miles
Ashby-de-la-Zouch – approx. 6 miles
East Midlands Airport – approx. 8 miles
M1 motorway – approx. 3 miles
Leicester city centre – approx. 13 miles
Derby – approx. 14 miles
Nottingham – approx. 19 miles









Accommodation Details

Entering through the front door, an entrance porch provides a practical arrival point before opening into the generously proportioned living room. Positioned to the front of the property, this is a comfortable and well-presented reception room with plenty of space for a range of seating and freestanding furniture, together with a window providing natural light. From the living room, a door leads through to the inner hall, where the staircase rises to the first floor and there is access to a useful ground-floor WC. Across the rear of the property is the impressive kitchen/diner, extending to 22'5" in length and providing an excellent everyday living and entertaining space. The kitchen area is fitted with a comprehensive range of contemporary gloss units, complemented by generous work surfaces and space for a selection of appliances. There is ample room beyond for a dining table and chairs, while windows and French doors provide plenty of natural light and open directly onto the rear garden.

The first-floor landing provides access to four bedrooms and the family bathroom. The principal bedroom is a generous double room positioned to the front of the property and benefits from its own en-suite shower room. Bedroom two is another well-proportioned double room, also offering ample space for a range of bedroom furniture. Bedroom three is a further generous bedroom, while bedroom four provides a versatile additional room that would work equally well as a bedroom, nursery, home office or dressing room. Completing the first-floor accommodation is the family bathroom, fitted with a modern suite including a panelled bath, wash hand basin and WC.

Outside

Externaly, the property is approached along a private drive serving just three similar homes, creating a pleasant and more secluded setting. To the front is a driveway providing off-road parking and access to the integral garage, together with a lawned garden area. There is also an electric vehicle charging point.

To the rear is a generous enclosed garden, arranged with a paved patio seating area immediately adjoining the house and a larger lawn beyond. The garden is bordered by timber fencing and mature planting, providing a practical and private outdoor space for families, entertaining and relaxation.

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.

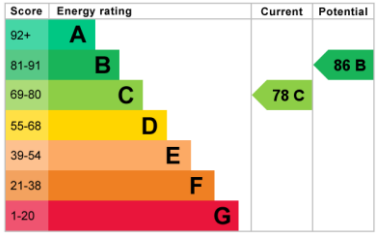
Services

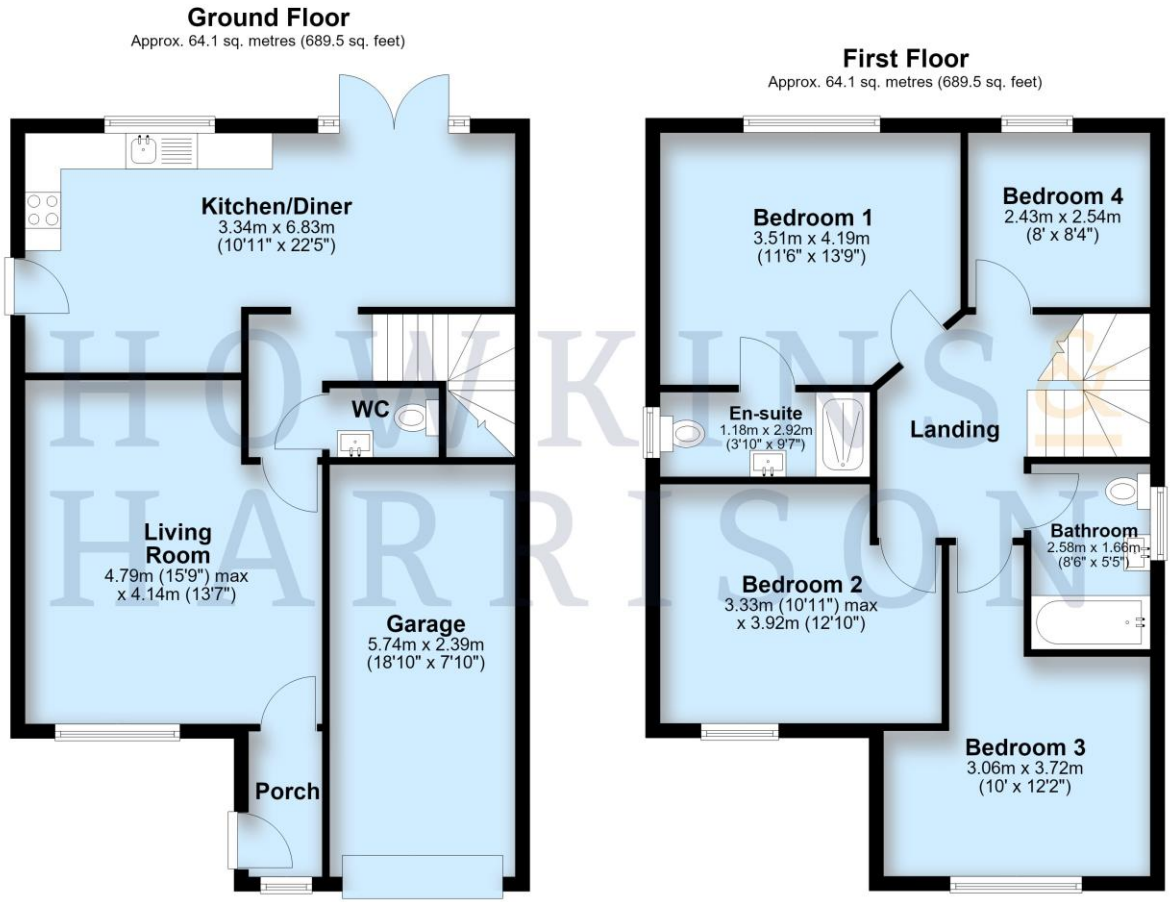
None of the services or appliances have been tested. We are advised that mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired, with three-zone underfloor heating serving the ground floor, and broadband is connected to the property.

Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax Band - D





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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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