



Greenfields Drive Coalville

- Quiet cul-de-sac location
- Bright interiors with natural light
- Stylish modern kitchen/dining area
- Sitting room with bay window and fireplace
- Three generous bedrooms
- Private rear garden with seating areas
- Detached garage for storage or parking
- Close to amenities and transport links
- EPC Rating TBC / Council Tax Band B / Freehold

Alexanders offer to the market this beautifully presented three bedroom semi-detached home, ideally situated off Meadow Lane on Greenfields Drive. The property enjoys a quiet cul-de-sac location whilst being a stone's throw from Broom Leys Primary School and a wide range of local amenities.

Inside, the property has been finished with a modern touch, creating a comfortable and stylish living environment. Natural light plays a key role in the overall feel, with well-planned spaces that flow easily and provide a practical yet inviting setting.

Outside, the rear garden has been designed for both relaxation and usability, with lawned space complemented by seating areas that make the most of the setting. The property also benefits from off-road parking and a detached garage.





Accommodation:

Internally, the property offers a perfect blend of modern living and convenience. Finished to an exceptional standard throughout, this home is ready to move into and would suit a range of buyers, from first-time purchasers to growing families.

Upon entering, you are welcomed by a bright and spacious hallway leading to a generously sized sitting room, flooded with natural light through the bay window and featuring a fireplace. The heart of the home is the contemporary kitchen/diner, fully fitted with appliances, ample storage, and sleek worktops, with French doors leading out into the garden.

Upstairs, the property boasts three generous bedrooms, including two double bedrooms and a good-sized single bedroom. A stylish family bathroom completes the accommodation.

Gardens and land:

Externally, the property benefits from a private rear garden, laid mostly to lawn with two seating terraces. There is also a detached garage along with ample off-road parking to the side and front of the property.

Location:

Situated within the popular town of Coalville, the property enjoys access to a wide range of local amenities including shops, supermarkets, schools, and leisure facilities. The area is well positioned for commuters, offering excellent transport links to nearby centres such as Leicester, Loughborough, and Derby, as well as convenient access to the M1 motorway. Surrounded by attractive countryside, including the nearby National Forest, Coalville offers an appealing balance of town convenience and rural surroundings.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band B.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.



Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

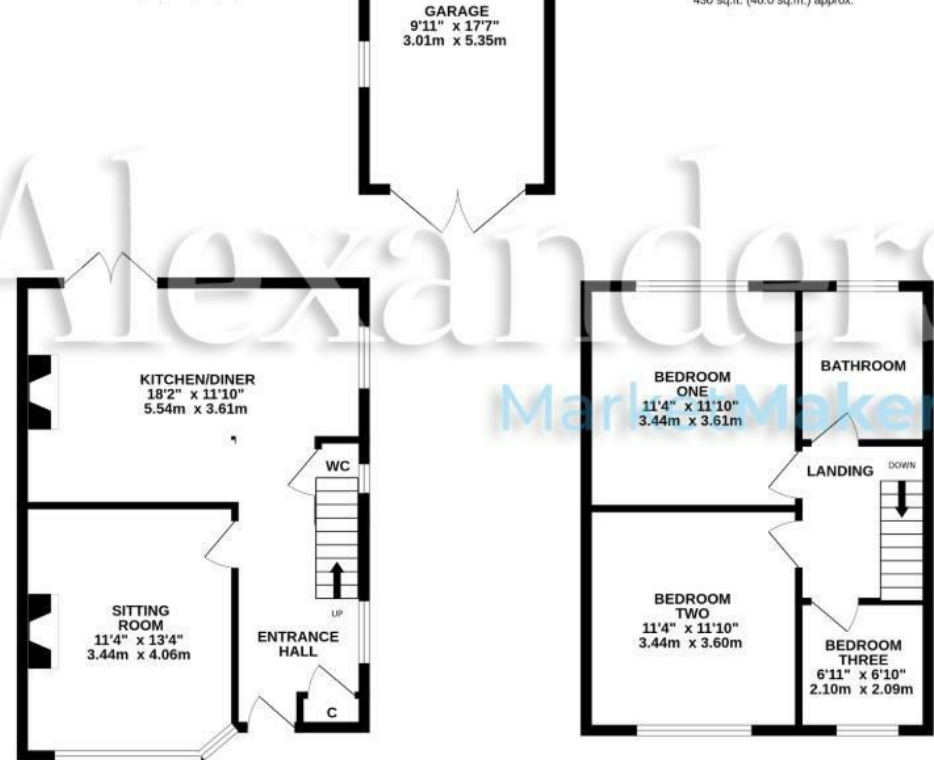
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate 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 these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.

TOTAL FLOOR AREA: 1036 sq.ft. (96.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	72	78
(39-54) E		
(21-38) F		

