



## Highfield Street, , Coalville, LE67 3BR

- Victorian style end-terraced home
- Gas central heating and double glazing
- Lounge and a Separate front living room
- Three spacious double bedrooms
- Ideal for first-time buyers, Families or Savvy Investors

- Offered with no upward chain
- Modern Open-plan fitted kitchen-diner
- Modern bathroom with shower & Separate WC with wash hand basin
- Rear garden
- Local shops, schools, town centre and amenities

**£150,000**



# Highfield Street, , Coalville, LE67 3BR

## DESCRIPTION

Offered to the market with no upward chain, this charming Victorian-style end terraced home provides generous living space and a warm, welcoming feel throughout – making it an excellent choice for first-time buyers, families or investors.

The property benefits from gas central heating and double glazing and features a separate living room to the front, creating a cosy space to relax, while the main lounge flows through into a modern open-plan kitchen-diner, perfect for everyday living and entertaining. A rear lobby leads to a modern three-piece bathroom suite with shower over the bath, along with a separate WC and wash hand basin for added convenience.

Upstairs, the home offers three well-proportioned double bedrooms, providing comfortable space for family life, guests or working from home.

Outside, the rear garden offers a low-maintenance space to unwind, featuring patio paving and a decorative gravel seating area – ideal for enjoying warm evenings or relaxing with family and friends.

Homes offering this combination of character, space and practicality rarely stay on the market for long. Early viewing is highly recommended.

To arrange your viewing or find out more, contact Hunters Estate Agents Wigston today.





**Ground Floor**



**First Floor**



Total area: approx. 102.5 sq. metres (1103.8 sq. feet)

While every attempt has been made to ensure the accuracy of the floor plan here, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

**Viewings**

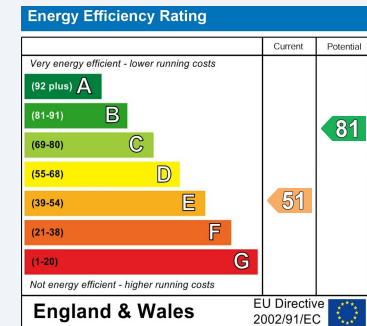
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

