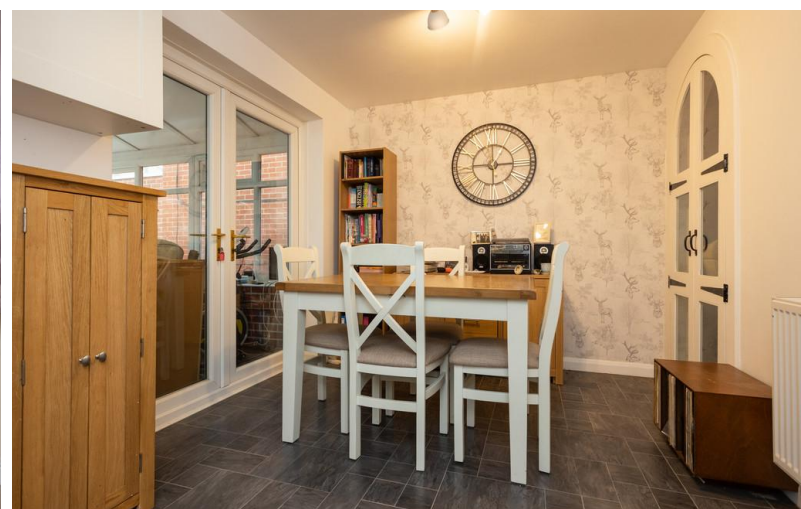


ON HOLD



Beech Tree Road, Coalville

3 Bedrooms, 2 Bathroom, Detached House

£300,000


MARTIN&CO



Beech Tree Road, Coalville

3 Bedrooms, 2 Bathroom

£300,000

- Highly sought after location
- Well presented detached home
- Three bedrooms, master with en-suite shower room
- Lounge and kitchen/diner
- Conservatory feature to the rear



THE PROPERTY AND TOWN Well presented detached home standing on an attractively maintained garden plot and being situated in a highly sought after location. Briefly the gas centrally heated and double glazed accommodation comprises of entrance hall with guest cloakroom, lounge, kitchen/diner and conservatory. To the first floor, three bedrooms, master with en-suite shower room, plus the main bathroom.

Coalville is in the district of North West Leicestershire and is situated on the A511 between Leicester and Burton upon Trent, close to junction 22 of the M1 motorway, bordering the upland area of Charnwood Forest to the east of the town. There are a good standard of amenities in Coalville including shops, supermarkets, schooling at all levels and a leisure centre.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL With stairs to the first floor. Central heating radiator.

LIVING ROOM 14' 0" x 13' 1" (4.28m x 4.01m) Narrowing to 3.21m. With uPVC framed double glazed bow window to the front elevation, central heating radiator, feature fireplace incorporating a gas fire. Arched doors leading through to the kitchen/diner.

KITCHEN/DINER 21' 3" x 9' 3" (6.48m x 2.84m) With uPVC windows and doors leading into the conservatory, tiled flooring, wall and base units, built in oven and hob with extractor hood over, sink unit with mixer tap over, plumbing for washing machine and dishwasher, central heating radiator, space for a 6 seater dining table.



CONSERVATORY 14' 9" x 11' 6" (4.50m x 3.52m)
Being of brick plinth and uPVC double glazed unit construction. Double glazed French doors opening to the landscaped rear garden. Tiled floor.

GUEST CLOAKROOM Located off the hall, including a suite in white of wash hand basin and w/c.

FIRST FLOOR

LANDING 0' 0" x 0m) with airing cupboard.

MASTER BEDROOM 13' 5" x 10' 8" (4.11m x 3.27m)
Narrowing to 2.72m. With ensuite including shower, w/c and wash hand basin. Master room includes uPVC framed double glazed window to the rear elevation. Central heating radiator.

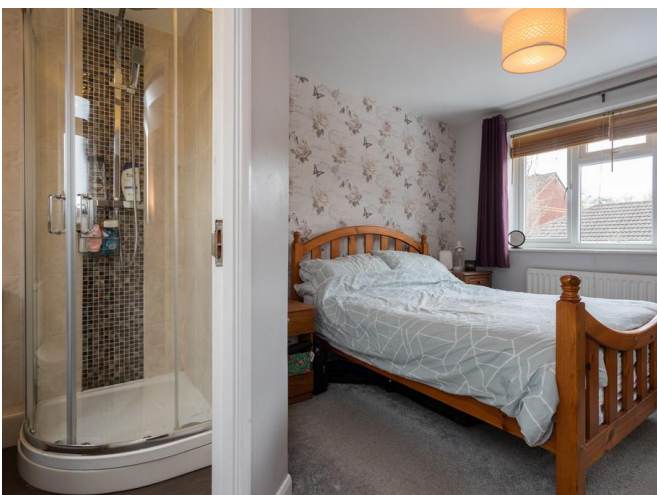
BEDROOM 10' 0" x 8' 9" (3.05m x 2.68m) With uPVC framed double glazed window to the rear elevation. Central heating radiator.

BEDROOM 7' 5" x 7' 4" (2.27m x 2.25m) With uPVC framed double glazed window. to the front elevation. Central heating radiator.

BATHROOM Comprising a suite in white of panel bath, with shower over, vanity sink unit and w/c. Opaque uPVC framed double glazed window to the front elevation, heated towel rail, part tiled walls.

GARAGE 16' 10" x 8' 5" (5.13m x 2.57m) With roller shutter door and service door to the rear garden.

OUTSIDE One of the beautiful features of this property is the landscaped garden at the rear. Leading out from the French doors is an extensive slabbed patio with steps leading to the main garden being set to lawn with further timber decked patio and decorative well stocked borders. An attractive wrought iron fence divides the two areas. Tarmac driveway leading to the attached garage.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Ground floor



First floor

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.