

# Forrester Close

Coleorton, Coalville, LE67 8GL



Beautifully maintained two-bedroom bungalow offered with no upward chain. Featuring a modern kitchen and bathroom, spacious lounge, conservatory, garage, and low-maintenance landscaped gardens, this property is ideal for downsizers or those seeking single-level living.

£265,000



John German 

This beautifully maintained two-bedroom bungalow is offered for sale with no upward chain, making it an ideal purchase for those seeking a smooth and hassle-free move. The property benefits from an electric wet radiator heating system, UPVC double-glazed windows throughout, and attractive, low-maintenance gardens.

An entrance porch leads into a central hallway, where stylish white panelled doors provide access to all rooms. Positioned at the front of the property are two generous double bedrooms, both featuring coving to the ceiling, radiators, and front-facing UPVC double-glazed windows.

The bathroom has been recently updated and refitted to a high standard, comprising a concealed cistern WC, a contemporary floating vanity unit with drawers and a large wash basin with mixer tap, a chrome ladder-style heated towel radiator, and a corner quadrant shower with modern shower panel walls and mains-fed shower.

The kitchen is fitted with a range of high-gloss base and wall units with complementary work surfaces, incorporating a 1½ bowl sink with mixer tap. Integrated appliances include a ceramic hob with stainless steel splashback and extractor hood, as well as an eye-level oven and microwave. Clever corner carousel units maximise storage space, and there is room for a breakfast table. A UPVC door leads to the side porch/entryway, which provides access to both the front and rear gardens.

To the rear, the lounge offers a comfortable living space with a coved ceiling and a feature fireplace with Adam-style surround and marble-effect hearth and back. French double-glazed doors open into the conservatory, which boasts a vaulted clear glass roof and direct access to the rear garden.

The property also benefits from a garage with an electric roller door, light and power, a window overlooking the garden, and a personal access door.

The rear garden has been thoughtfully landscaped for low maintenance, featuring a shaped artificial lawn, planted borders, and two patio areas - perfect for outdoor relaxation and entertaining.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Traditional

**Parking:** Drive and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Electric wet radiator heating

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/13042026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	46 E	
21-38	F		
1-20	G		



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#### Agents' Notes

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