



**John Cooper Way, Coalville, Leicestershire, LE67**

Coalville

**£225,000**



**Bedrooms: 3 | Bathrooms: 2 | Receptions: 1**

Weldon Homes are delighted to present this well-appointed and spacious three-storey end-townhouse, built circa 2017 and situated within a quiet cul-de-sac, set back from the main road. Offering a pleasant front outlook, this home benefits from excellent transport links, with easy access to the A511/Bardon Road, leading into Coalville, as well as the M1 and A42.

The accommodation is thoughtfully arranged across three floors. Upon entering, the hallway leads to a convenient guest WC and a bright bay-fronted lounge. To the rear, the well-proportioned kitchen and dining area features French doors that open onto the garden, creating a light and airy space. The kitchen is fitted with a built-in oven and hob, with ample room for further appliances.

On the first floor, two well-sized double bedrooms provide comfortable living space, accompanied by a stylish family bathroom with a contemporary three-piece suite. The top floor is dedicated to the impressive master bedroom, complete with fitted wardrobes and a newly refurbished en-suite shower room (less than six months old), featuring a sleek and modern finish.

Additional features include gas central heating, double glazing throughout, and off-road parking for two vehicles at the front. The enclosed rear garden provides a well-maintained lawn and a patio area, ideal for outdoor relaxation.

#### Measurements

**Living Room** – 3.71m x 4.98m (12'2" x 16'4")  
**Kitchen/Diner** – 4.70m x 3.18m (15'5" x 10'5")  
**W/C** – 0.90m x 1.57m (2'11" x 5'2")  
**Bedroom Two** – 2.65m x 4.12m (8'8" x 13'6")  
**Bedroom Three** – 2.65m x 3.66m (8'8" x 12'0")  
**Family Bathroom** – 1.96m x 2.47m (6'5" x 8'1")  
**Master Bedroom** – 4.70m x 5.94m (15'5" x 19'6")  
**En-Suite** – 1.20m x 2.41m (3'11" x 7'11")



## Accommodation Details:

- **Entrance Hall:** Accessed via the front door with doors leading to the ground floor rooms.
- **Guest WC:** Comprising a wash hand basin and WC, with a radiator, spotlights, and extractor vent.
- **Lounge:** A bright and spacious bay-fronted reception room with a double-glazed window, two radiators, and an under-stairs storage cupboard.
- **Kitchen/Diner:** A well-appointed kitchen spanning the width of the property, featuring a range of fitted units, work surfaces, an inset sink with a mixer tap, a built-in electric oven, gas hob, and hood. There is space for a washing machine, dishwasher, and fridge/freezer. French doors open onto the rear garden, allowing plenty of natural light.

## First Floor:

- **Bedroom Two:** A spacious double bedroom with a rear aspect, radiator, and double-glazed window.
- **Bedroom Three:** A well-proportioned double bedroom with a front aspect, radiator, and double-glazed window.
- **Family Bathroom:** A modern three-piece suite comprising a bath, wash hand basin, and WC, with tiled splashbacks, a heated towel rail, extractor vent, and double-glazed rear window.



## Top Floor:

- **Master Bedroom:** A generously sized bedroom with two sets of fitted wardrobes, a vaulted ceiling, access to loft space, two radiators, and double-glazed windows to both the front and rear.
- **En-Suite Shower Room:** Newly refurbished (less than six months old), comprising a sleek shower enclosure, wash hand basin, and WC, with a heated towel rail, ceiling spotlights, and extractor vent.

## Outside:

- **Front/Parking:** Off-road parking for two cars, with side access leading to the rear garden.
- **Rear Garden:** A well-maintained enclosed garden with a lawn and raised decked area, bordered by fencing for privacy.

## Additional Information

We understand the property to be freehold with vacant possession upon completion. North West Leicestershire Council - Tax Band D. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

