



Primrose Drive , Coalville

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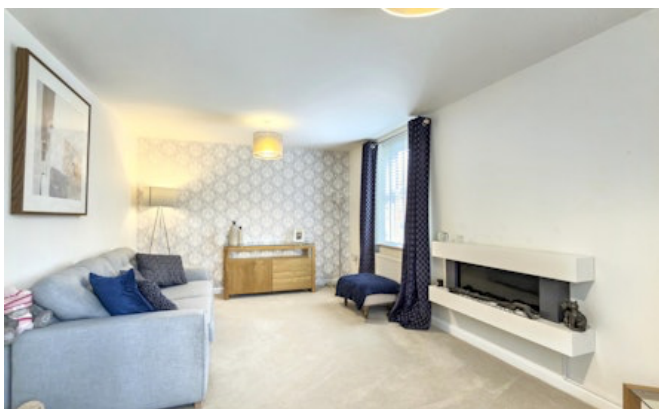
Freehold

£300,000



## Key Features

- Detached House
- Three Bedroom
- Garage
- Utility
- Kitchen Diner
- Ensuite
- EPC rating B





## Three Bedroom Detached | No Upward Chain

A beautifully presented and modern three-bedroom detached family home, situated in a quiet and highly sought-after residential pocket of Coalville. Offering spacious living accommodation, a private rear garden, and the benefit of no upward chain, this property is move-in ready and perfect for growing families.

### Key Features

- Detached Family Home: Private and well-positioned within the development.
- Three Well-Proportioned Bedrooms: Including a master with private en-suite.
- Modern Dining Kitchen: A bright, open-plan space perfect for entertaining.
- Single Garage & Driveway: Ample off-road parking and storage.
- Enclosed Rear Garden: A safe, landscaped space for children and pets.
- No Chain: Streamlined buying process for a quicker move.

### Ground Floor



Upon entering, you are welcomed by a bright entrance hallway that leads to the heart of the home. The spacious lounge features large windows that flood the room with natural light, providing a comfortable space for relaxation.

To the rear, the impressive kitchen/diner serves as the social hub of the house. It is fitted with a range of contemporary wall and base units, integrated appliances, and offers plenty of space for a full-sized dining table. French doors open directly onto the patio, seamlessly blending indoor and outdoor living.

The utility provides access to the drive and a useful storage cupboard. A convenient downstairs WC/cloakroom completes the ground floor.

### First Floor

The first-floor landing leads to three generous bedrooms and the family bathroom.

- Master Bedroom: A spacious double bedroom featuring fitted wardrobes, a modern en-suite shower room with a walk-in cubicle, washbasin, and WC.
- Bedroom Two: Another well-sized double room overlooking the rear garden.









- **Bedroom Three:** A versatile room perfect for a child's bedroom, nursery, or a dedicated home office.
- **Family Bathroom:** A clean, contemporary white suite comprising a panelled bath with shower over, washbasin, and low-level WC.

### Outside

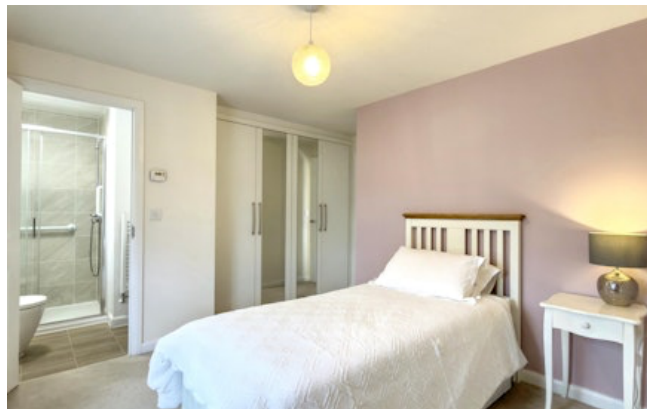
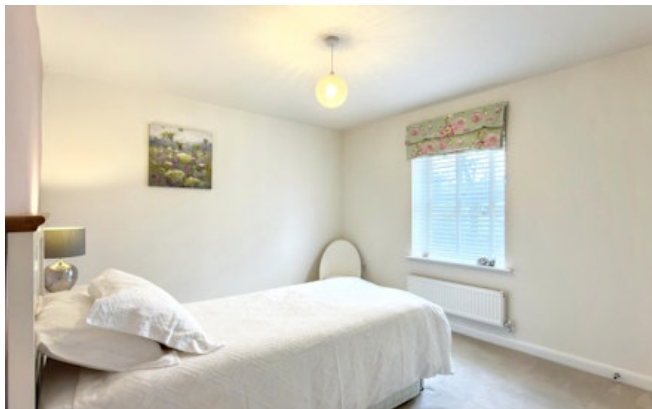
The property boasts excellent curb appeal with a neat front garden and a private driveway leading to the single garage. To the rear, the garden is attractive and landscaped with a patio area—ideal for summer BBQs and outdoor seating. The garden is fully enclosed ensuring privacy and security.

### Agents Note

As with most recent housing developments, there may be a maintenance charge payable to management company to cover the cost maintain the green spaces etc. Please ask your solicitor to confirm the details.

### Location

Located on the peaceful Primrose Drive, the property is ideally situated for access to Coalville's town centre, which offers a wide range of shopping, leisure facilities, and schools. For commuters, the M1 and A50 are within easy reach, providing excellent





links to Leicester, Nottingham, and Derby.

### Viewing Arrangements

Early viewing is highly recommended to appreciate the standard of accommodation on offer.

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

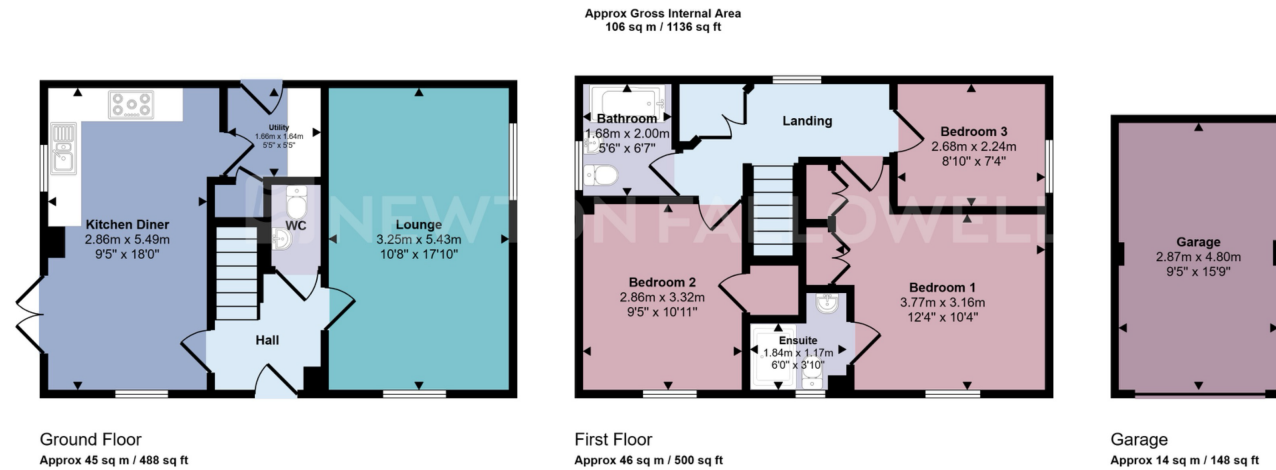




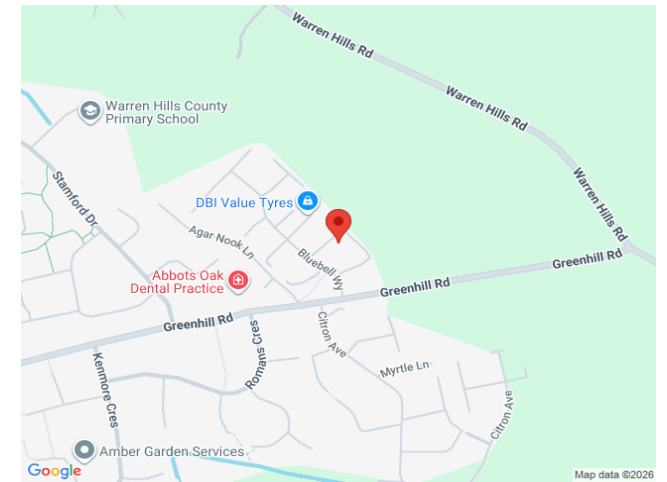




# Floorplan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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