



**NICK HUMPHREYS**

SALES · LETTINGS · STUDENT

SINCE 1986

**Forest Road, Coalville, LE67 3SH**

**£395,000**

To the rear is a larger-than-average enclosed garden, featuring a substantial patio area leading onto a well-maintained lawn. At the far end of the garden is a bespoke-built garden shed with additional storage to the side, together with a further patio seating area, creating an ideal space for outdoor dining, entertaining, or relaxing.

Properties of this size, quality, and calibre rarely become available in such a sought-after location. Contact us today to arrange your viewing and avoid disappointment.

### Location & Amenities

Situated on the popular Forest Road in Coalville, this property enjoys a convenient and well-connected location, ideal for families and commuters alike. A wide range of local amenities can be found nearby, including supermarkets, convenience stores, cafes, restaurants, healthcare facilities and leisure amenities, all within easy reach. The area is particularly well served by schooling, with several highly regarded primary schools and secondary education options close by.

For commuters, the property benefits from excellent road links via the A511, providing straightforward access to Ashby-de-la-Zouch, Leicester, Loughborough and the wider motorway network including the M1 and M42.

Coalville town centre offers a comprehensive range of shopping, dining and recreational facilities, while nearby parks, sports facilities and open countryside provide plenty of opportunities for outdoor pursuits. The property is also conveniently positioned close to Hugglescote and surrounding villages, combining everyday convenience with a strong sense of community.

This sought-after residential location continues to prove popular with families and professionals, offering an excellent balance of local amenities, transport connections and green spaces.

### Tenure

Freehold

### Council Tax Band

North West Leicestershire

Council Tax Band : C

### Viewings

Please contact Julie, Lauryn or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

### Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

### Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5:30pm or Saturdays 10am - 3:30pm.

### Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

### Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

### Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

### Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

### General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely

on these Particulars, but must rely on their own authority to the respect of them.

### Hours Of Business

Monday to Friday

Saturday 10am - 3:30pm



Approximate total area\*  
1380 sq ft

(\*) Excluding balconies and terraces

Calculations reference the BREEAM  
B2 National Measurement and  
Approximate and not to scale. This  
document is intended for discussion  
only.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>
<b>B</b>	<b>B</b>	<b>B</b>	<b>B</b>
<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>
<b>D</b>	<b>D</b>	<b>D</b>	<b>D</b>
<b>E</b>	<b>E</b>	<b>E</b>	<b>E</b>
<b>F</b>	<b>F</b>	<b>F</b>	<b>F</b>
<b>G</b>	<b>G</b>	<b>G</b>	<b>G</b>

England & Wales EU Directive 2002/91/EC