

131 Station Road, Coalville, LE67 1BJ

£250,000

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Brief Description

£250,000



This well presented home is ready to move straight into and offers a comfortable and well maintained living environment, with double glazed windows throughout. Set back from the road, the property benefits from a good degree of privacy. Also with the added benefit of having NO UPWARD CHAIN.

Inside, the property has been FRESHLY DECORATED, creating a clean and inviting feel. The entrance hall features newly laid grey herringbone style vinyl flooring, which continues through to the downstairs WC, fitted with a WC and a hand basin set within a vanity unit.

The living room is BRIGHT AND AIRY, with dual aspect windows to both the front and rear, along with a central gas fireplace that provides a cosy focal point.

The kitchen/diner is also dual aspect, fitted with a range of wall and base units offering AMPLE STORAGE, with wooden laminate flooring and tiled splashbacks. There is an integrated oven with a four ring gas hob and extractor fan, a stainless steel sink with mixer tap, space and plumbing for a washing machine, dishwasher, and freestanding fridge/freezer. Additional storage is available below the stairs.

Upstairs, the master bedroom is a good sized double with built in wardrobe, a front elevated window, and access to an en-suite, which includes a three piece suite with an electric double shower, tiled surround, hand basin and WC.

Bedroom two is another generous double with a front facing window, while bedroom three offers a versatile space suitable as a single room or small double, overlooking the rear.

The family bathroom is fitted with a three piece white suite comprising a bath, hand wash basin and WC with half tiled walls and wood laminate flooring.

Outside, the rear garden benefits from ample sun being SOUTH-WEST FACING and features a paved patio, a large lawn area and is enclosed by a fence and conifer boundary. There is also a timber shed and side gate access. The front garden is laid to lawn with planted shrubs and a driveway for multiple vehicles.





ON THE GROUND FLOOR	
Entrance Hall	
WC	4'7" x 4'3" (1.41 x 1.31)
Living Room	11'7" x 14'5" (3.55 x 4.4)
Kitchen/ Diner	10'7" x 14'8" (3.25 x 4.48)
ON THE FIRST FLOOR	
Master Bedroom	10'8" x 9'5" (3.26 x 2.88)
En-suite	4'2" x 8'5" (1.29 x 2.58)
Bedroom Two	11'7" x 7'6" (3.54 x 2.3)
Bedroom Three	8'5" x6'9" (2.59 x2.06)
Bathroom	7'6" x 4'8" (2.29 x 1.43)
ON THE OUSIDE	
Rear Garden	
Front Garden	
Driveway	



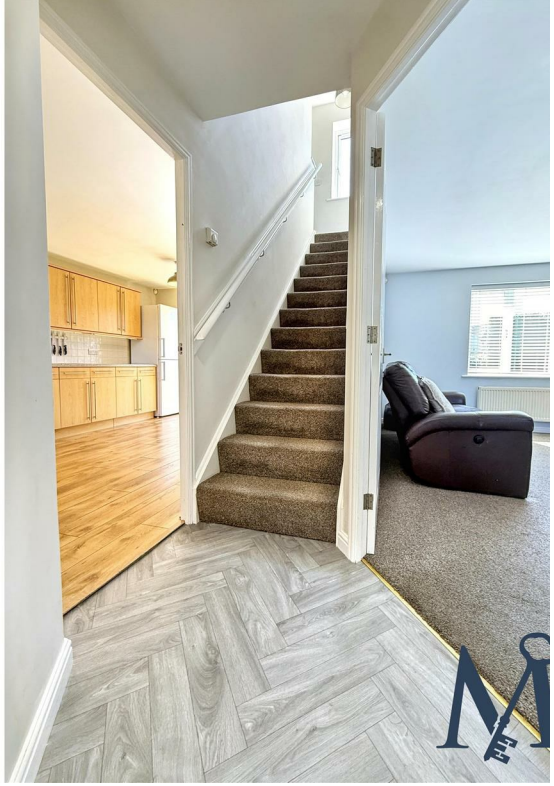


Key Features

- 3 Bedroom Detached
- Spacious Living Room
- South/West Facing Rear Garden
- Fantastic Scope to Enhance
- Available with No Upward Chain
- En-suite to Master Bedroom
- Kitchen/Diner
- Set Back From The Road
- Parking for Multiple Vehicles
- Virtual Property Tour Available



















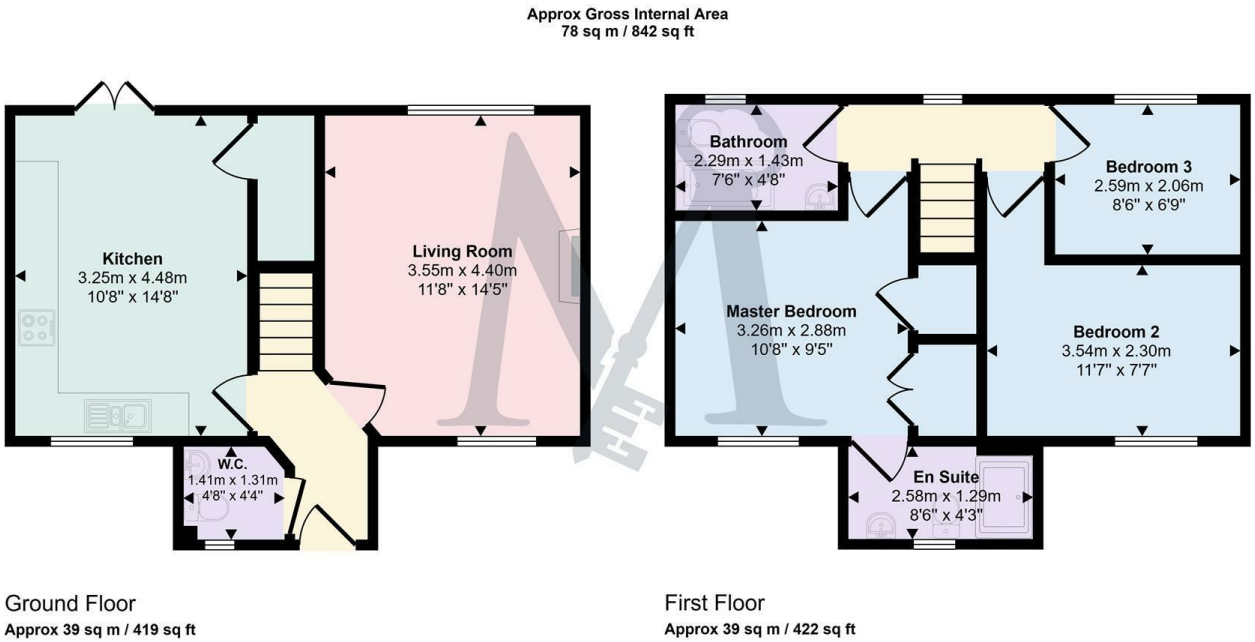








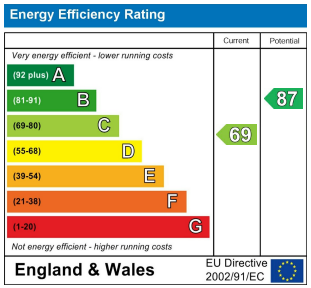
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Maynard Estates Office on 01530 682886
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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