



Long Lane, Coalville

welcome to

Long Lane, Coalville

**** FOR SALE **** modern three-bedroom detached property located within the local village of Coalville. The property is well maintained throughout, with upvc double glazing and gas central heating, entrance, modern fitted kitchen diner, lounge, garage, utility room, ground floor wc.

Entrance

Entrance to the property is via a upvc double glazed front door into the entrance hallway. The entrance hallway has a vertical radiator, laminate flooring, doors to all ground floor rooms and stairs rising to the first floor.

Ground Floor Wc

The ground floor wc has a low level wc, hand wash basin, vinyl flooring and a upvc double glazed window.

Lounge

15' 9" x 15' 1" (4.80m x 4.60m)
The lounge has carpeted flooring, a square bay upvc double glazed window to the front elevation, ceiling spotlights, electric fireplace and a radiator.

Kitchen Diner

25' 7" x 9' 10" (7.80m x 3.00m)
The kitchen diner is fitted with a range of base and wall mounted units, gas hob, built in electric double oven, roll edge work tops, mixer tap, tiled flooring, bifold doors which open onto the rear garden, a upvc double glazed window to the rear elevation, ceiling spotlights, room for a dining table with chairs and a vertical radiator.

Utility Room

9' 10" x 5' 3" (3.00m x 1.60m)
The utility room has a stainless-steel sink with drainer and mixer tap, space and plumbing for a washing machine and tumble dryer, a range of fitted wall and base units with roll edge work tops, tiled flooring, ceiling spotlights and a upvc double glazed door to the rear.

Study

17' 9" x 11' 6" (5.41m x 3.51m)
The study is part of the garage conversion and has laminate flooring, a vertical radiator, ceiling spotlights and a upvc double glazed window to the side elevation.

First Floor Landing

The first-floor landing has stairs rising form the ground floor, carpeted flooring and doors to all first-floor rooms.

Bedroom One

12' 2" x 9' 10" (3.71m x 3.00m)
Bedroom one has carpeted flooring, access to the ensuite and dressing room, upvc double glazed window to the rear elevation and a radiator.

Ensuite

The ensuite is fitted with a three-piece suite comprising of shower cubicle with shower over, low level wc and hand wash basin, tiled flooring and walls.





Dressing Room

9' 10" x 6' 11" (3.00m x 2.11m)
The dressing room has a built-in wardrobe, carpeted flooring, ceiling spotlights and a upvc double glazed window to the rear elevation.

Bedroom Two

12' 2" x 9' 2" (3.71m x 2.79m)
Bedroom two has carpeted flooring, a radiator, fitted wardrobes and two upvc double glazed windows to the front elevation.

Bedroom Three

9' 10" x 7' 10" (3.00m x 2.39m)
Bedroom three has carpeted flooring, a radiator and two upvc double glazed windows to the front elevation.

Shower Room

The shower room is fitted with a three-piece suite comprising of shower cubicle with shower over, low level wc and hand wash basin set within a vanity unit, partially tiled walls, ceiling spotlights and a upvc double glazed window to the side elevation.

Outside

To the front of the property there is a dropped kerb and driveway providing ample offroad parking and access to the double garage and side gate to the rear. To the rear of the property there is a well-maintained garden with patio seating area and lawn which has trees and shrubs to the borders.

Garage

17' 9" x 8' 6" (5.41m x 2.59m)
The garage is insulated, has electric and light and electric doors, with a personal door leading to the study.



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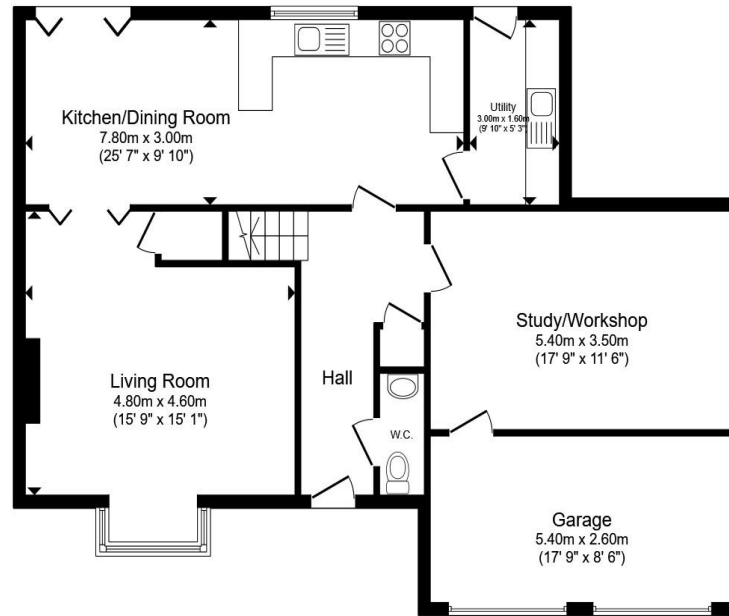
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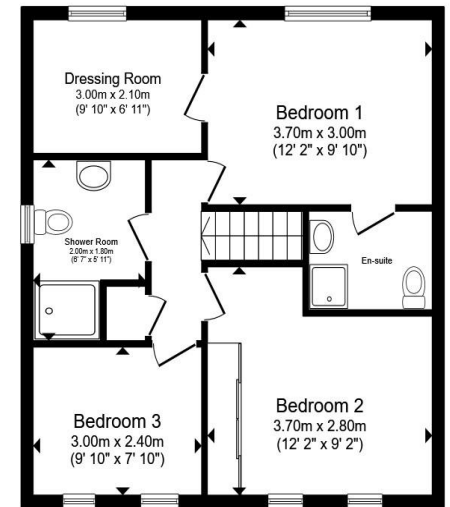
- Detached Property
- Three well-proportioned Bedrooms
- Ground Floor WC
- Kitchen Diner
- Driveway & Double Garage

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£350,000



Ground Floor



First Floor

Total floor area 152.7 m² (1,643 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
LBH115992 - 0002

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