



Broom Leys Road , Coalville



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Freehold

£400,000



Key Features

- Traditional Detached House
- Three Bedrooms
- Large Gardens
- Detached Garage
- Large Driveway
- Downstairs WC
- EPC rating D





Situated on one of Coalville's most sought-after residential roads, this traditional three-bedroom detached residence stands back from the road on an expansive plot. The home retains its character and charm, featuring spacious rooms, high ceilings, and large windows that flood the interior with natural. Offered with no chain.

Ground Floor



Entrance Hall

A welcoming and wide hallway featuring traditional wood floor, and access to the ground floor living spaces.

Lounge

A bright, bay-fronted formal sitting room centred around a feature fireplace—perfect for cozy evenings.

Garden Room

Located at the rear, offering views over the stunning garden through large double doors.

Dining Room/Snug

Versatile room with views over the front.

Kitchen

A functional space with a range of wall and base units, overlooking the rear gardens and leading through to the rear lobby and WC



Cloakroom/WC

Conveniently located on the ground floor with a low-level WC.

First Floor

Landing

A gallery-style landing with a window to the side, providing access to all bedrooms and the family bathroom.

Master Bedroom

A large double bedroom featuring two windows to the front elevation.

Bedroom Two

Another substantial double bedroom with dual aspect, overlooking the rear gardens and to the front.

Bedroom Three

Ideal as a child's room or a home office.

Family Bathroom

A spacious bathroom suite including a bathtub with shower above, washbasin, and WC.

Outside & Gardens

The "crown jewel" of this property is its extensive plot





Frontage

Set back from the road with a large block paved driveway providing ample off-road parking for multiple vehicles

Detached Garage

Situated to the side/rear, providing excellent storage or workshop potential.

Rear Garden

A remarkably large, mature private garden. Mainly laid to lawn with established shrub borders, mature trees, and a patio area, it offers a haven and a blank canvas for gardening enthusiasts.

Location

Broom Leys Road is ideally positioned for local amenities, including the highly-regarded Broom Leys Primary School. It offers easy access to Coalville town centre, the M1 motorway, and the beautiful walks of the Charnwood Forest.

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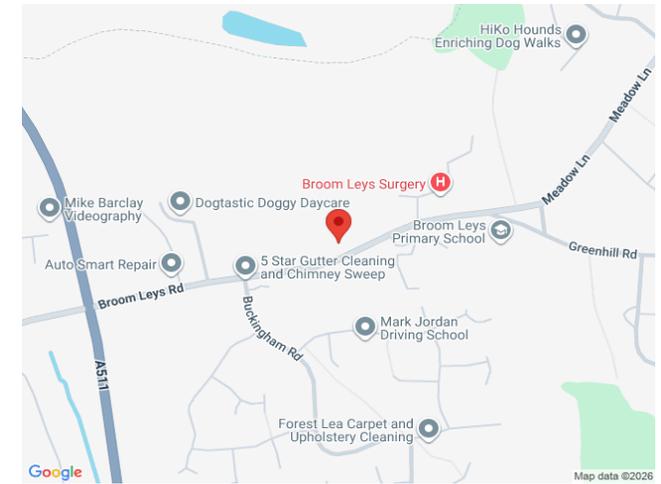
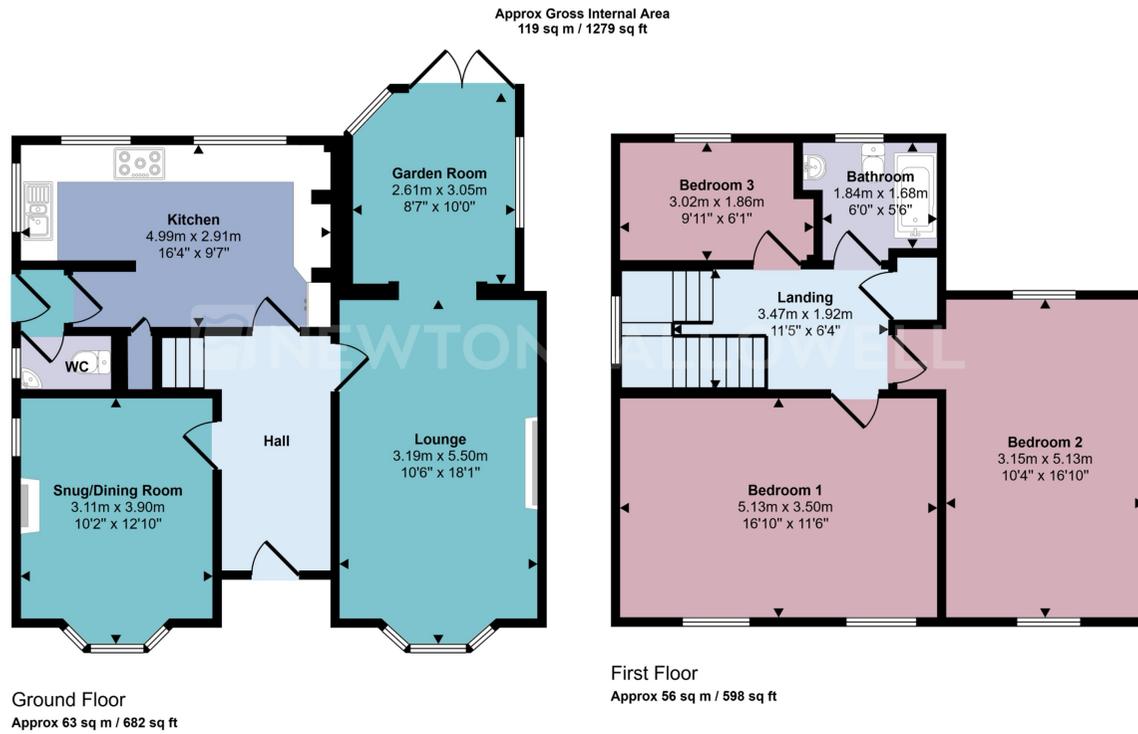
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FLOOR PLANS (if shown):- Floor plan is not to scale but meant as a guide only





Floorplan



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