







29 Buckingham Road, Coalville, Leicestershire, LE67 4PB

Offers In Excess Of £430,000

A beautifully presented four-bedroom detached family home, offering 1,436 sq. ft. of well-planned accommodation together with a particularly attractive and established rear garden. The property combines generous living space with a practical family layout, including a spacious bay-fronted living room, separate dining room, fitted kitchen with adjoining utility, home office and ground-floor WC.

Upstairs, there are four bedrooms, including a principal bedroom with en-suite, together with a family bathroom. Outside, the property is equally impressive, with a broad driveway providing ample off-road parking and access to a detached double garage, while the rear garden has been thoughtfully landscaped with a large paved terrace, lawn, mature trees, raised beds and a further seating area, creating a private and inviting space for both relaxing and entertaining.

58 Market Street, Ashby de la Zouch, Leicestershire LE65 1AN

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
Website howkinsandharrison.co.uk

Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.
PARTNERSHIP NO. OC316701 **VAT REGISTRATION NO.** 272 4321 77 **REGISTERED IN** England and Wales **REGISTERED OFFICE** 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

LOCATION
Buckingham Road is situated within an established residential area of Coalville, conveniently placed for local schools, shops and everyday amenities. The immediate area includes nearby convenience shopping and schooling, while Coalville town centre provides a broader selection of supermarkets, retail facilities, cafés, leisure amenities and services. The property is also well positioned for commuters, with straightforward access towards the A511 and M1, providing links to Leicester, Loughborough, Ashby-de-la-Zouch and the wider East Midlands. Rail services are available from Loughborough, approximately 7.6 miles away.

Travel Distances
Coalville town centre – approximately 1 mile
A511 – approximately 1 mile
M1 Junction 23 – approximately 6 miles
Ashby-de-la-Zouch – approximately 7 miles
Loughborough Railway Station – approximately 8 miles
East Midlands Airport – approximately 10 miles
Leicester – approximately 14 miles

ACCOMMODATION DETAILS - GROUND FLOOR
The front door opens into a bright and welcoming entrance hall, with stairs rising to the first floor and access to the principal ground-floor rooms. To the front is the generous living room, extending to approximately 18'9", with a broad bay window and contemporary feature fireplace creating an attractive focal point.

Double doors lead through to the dining room, which enjoys direct access onto the rear garden and connects conveniently with the kitchen. The kitchen is fitted with a modern range of sleek white units, complementary work surfaces and integrated cooking appliances, with an adjoining utility room providing further practical space and outside access. A separate home office and ground-floor WC complete the accommodation on this level.

FIRST FLOOR
Upstairs, the landing leads to four bedrooms. The principal bedroom benefits from fitted wardrobes and a private en-suite shower room, while the remaining bedrooms are served by the family bathroom, which includes both a bath and separate shower enclosure.

OUTSIDE
Outside, the property is approached over a generous driveway providing ample off-road parking and access to the detached double garage. To the rear is a particularly attractive landscaped garden, with a large paved terrace, lawn, mature planting, raised beds and a further seating area, creating a private and well-designed outdoor space.

Well maintained throughout and positioned within a desirable residential setting, this is an excellent family home offering a strong combination of space, presentation, practicality and outdoor appeal.

Viewing Arrangements
Strictly by prior appointment via the agents Howkins & Harrison Tel:01530-410930 Option 1

Local Authority
North West Leicestershire District Council - Tel:01530-454545

Council Tax
Band - E

Agents Note
Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Tenure & Possession
The property is freehold with vacant possession being given on completion

Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

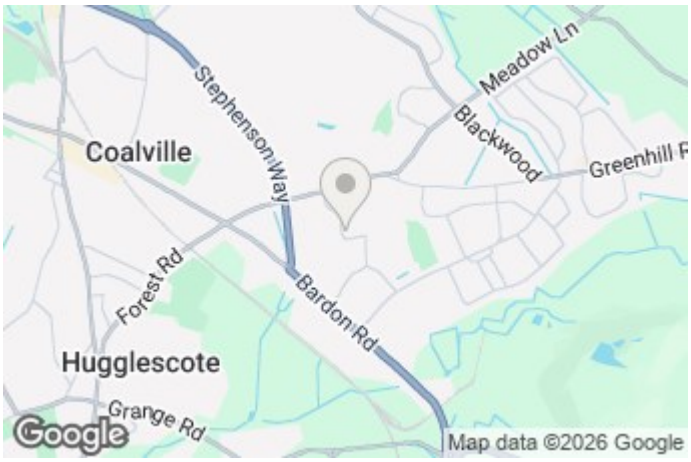
Services
None of the services have been tested. We are advised that mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected.

Floorplan
Howkins & Harrison prepare these plans for reference only. They are not to scale.

Additional Services
Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.

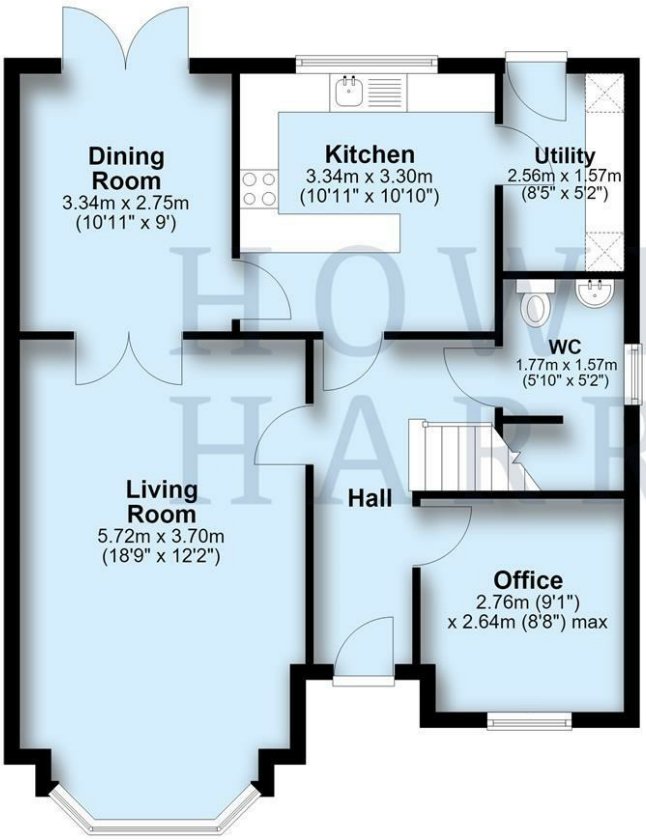
Important Information
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

Anti-Money Laundering Regulations
To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale. We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.


Coalville
Stephenson Way
Meadow Ln
Blackwood
Greenhill R
Forest Rd
Bardon Rd
Hugglescote
Grange Rd
Google
Map data ©2026 Google

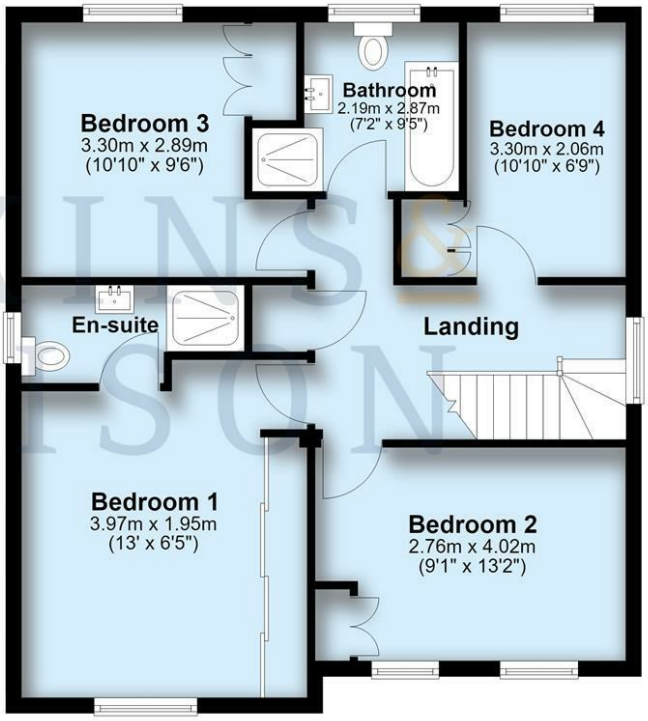
Ground Floor

Approx. 66.6 sq. metres (716.9 sq. feet)

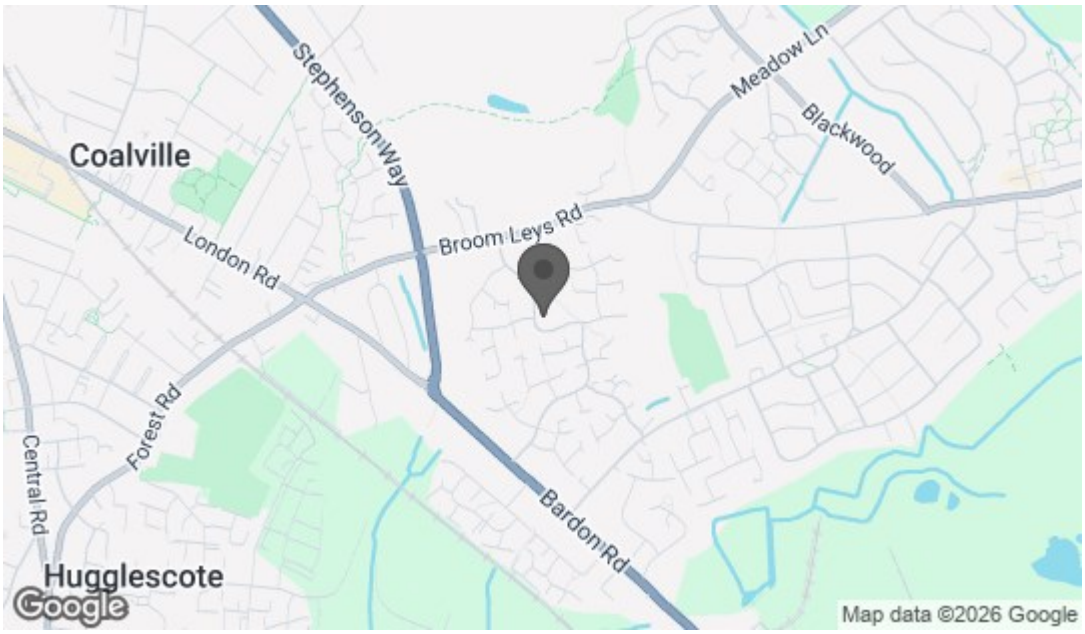


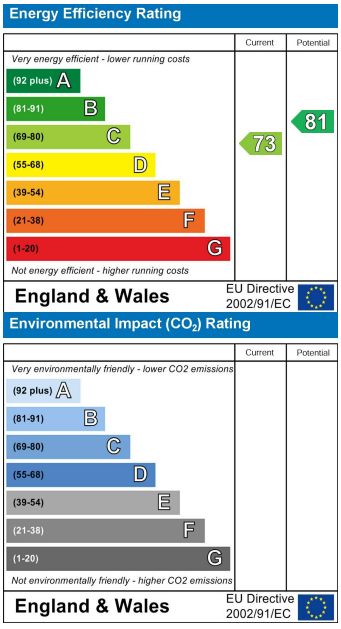
First Floor

Approx. 66.8 sq. metres (719.0 sq. feet)



Total area: approx. 133.4 sq. metres (1435.9 sq. feet)





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