



63 Breach Road
, Coalville, LE67 3SB

Offers over £230,000



Brief Description

A beautifully presented and recently improved three-bedroom semi-detached home, ideally positioned close to the town centre and its excellent range of amenities. Offering modernised and well-proportioned accommodation throughout, together with a generous rear garden and ample off-road parking, this is a home that combines practicality, presentation and genuine move-in readiness.

The property is approached via a recently installed large front entrance door, opening into a welcoming entrance hall with feature staircase rising to the first floor. The ground floor provides a superb sense of space, with partially open-plan accommodation centred around a large living/dining room. Feature wood flooring creates a smart and cohesive finish throughout.

The modern kitchen is fitted with an attractive range of shaker-style wall and base units, contrasting work surfaces, tiled splashbacks and tiled flooring. There is an integrated oven, four-ring gas hob and extraction hood, together with space and plumbing for further appliances. A window overlooks the rear garden.

The generous open-plan living/dining room provides an excellent everyday living and entertaining space, with a large glazed window to the front and twin doors opening directly onto the rear garden.

To the first floor are two well-proportioned double bedrooms, a further single bedroom and a stylish modern family bathroom comprising panelled bath with overhead shower, wash hand basin and WC.

Externally, the property benefits from a large rear garden, ideal for families and entertaining, while the front driveway provides parking for several vehicles.

A further significant benefit is the recently replaced triple-glazed windows throughout, adding to the property's modern specification.

Offered for sale with no onward chain, this is an excellent opportunity for first-time buyers, young families or those seeking a well-presented home requiring little immediate expenditure. Early viewing is highly recommended.





ON THE GROUND FLOOR

Entrance Hall

Living Room
12'2" x 11'8" (3.71m x 3.56m)

Dining Room
9'0" x 11'0" (2.74m x 3.35m)

Kitchen
9'3" x 9'6" (2.82m x 2.90m)

ON THE FIRST FLOOR

Landing

Bedroom 1
12'0" x 11'11" (3.66m x 3.63m)

Bedroom 2
11'2" x 10'11" (3.40m x 3.33m)

Bedroom 3
6'3" x 6'11" (1.91m x 2.11m)

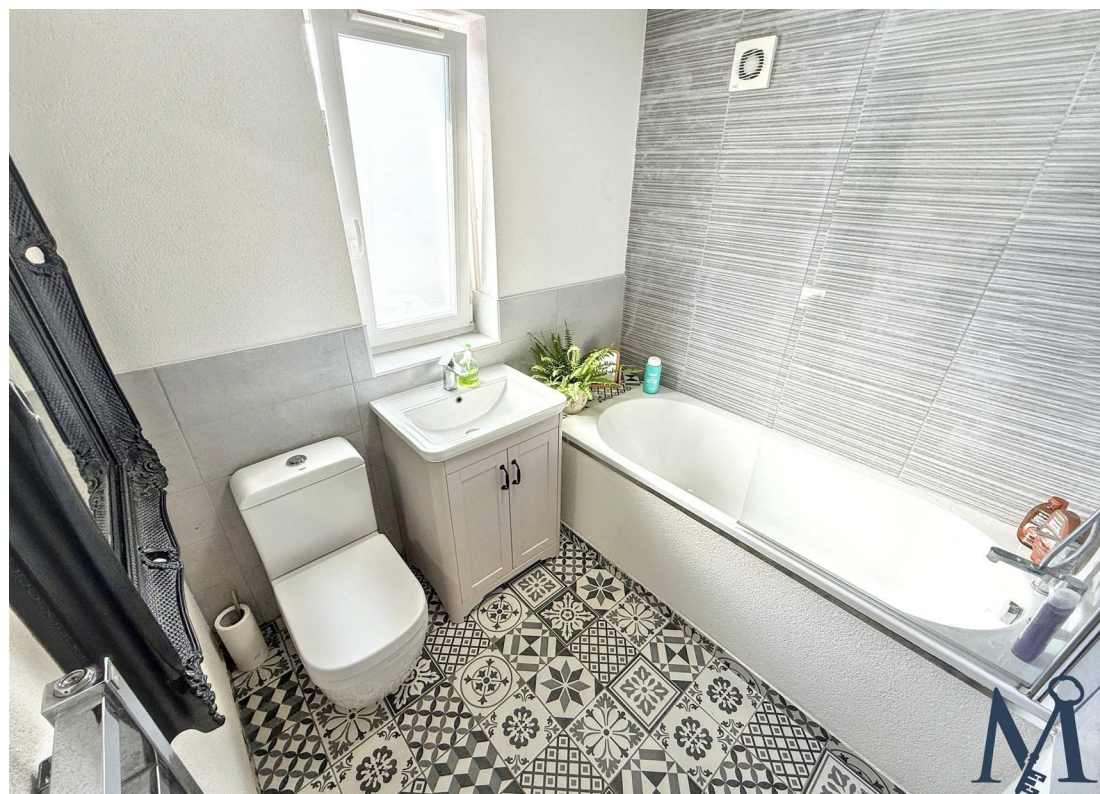
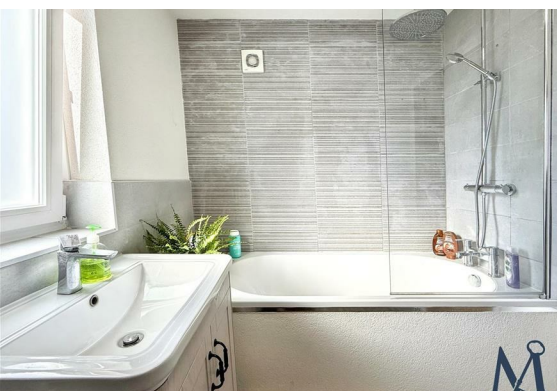
Family Bathroom
7'5" x 6'9" (2.26m x 2.06m)

ON THE OUTSIDE

Front Garden

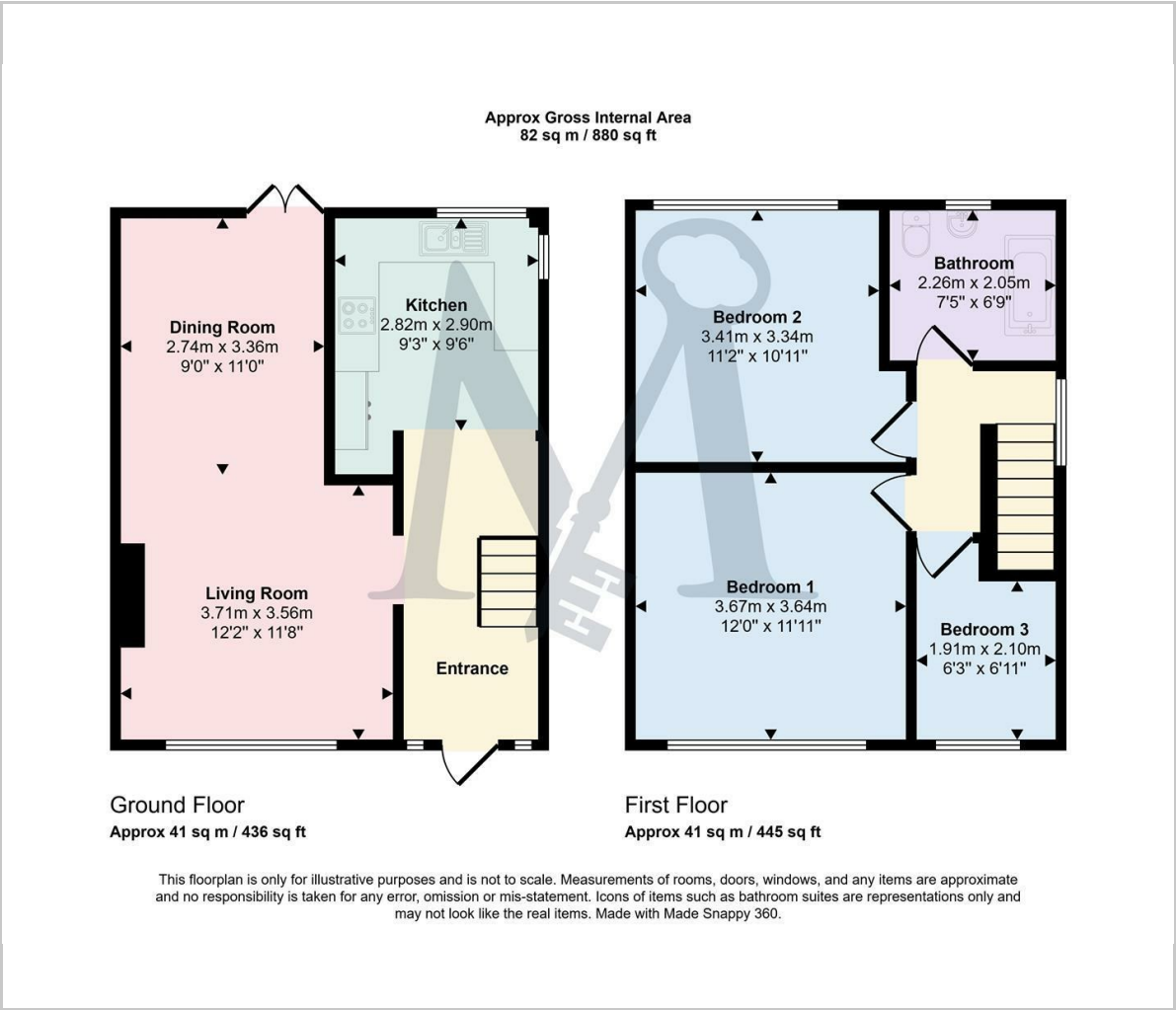
Driveway

Rear Garden





Floor Plan



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.

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Area Map



Energy Efficiency Graph

