

Broom Leys Road

Coalville, LE67 4DA

John German





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£400,000

A well-appointed family home offering generous accommodation arranged over two floors. The property features underfloor heating to the ground floor, multiple reception spaces, an impressive open-plan kitchen/diner and four double bedrooms, two with en-suite facilities.



The accommodation is introduced via a welcoming entrance hall with timber-effect porcelain flooring and stairs rising to the first floor. To the front, an expansive bay-fronted lounge enjoys a dual aspect and features a gas fireplace set on a polished granite hearth, creating a warm and inviting focal point. A separate study provides an ideal home-working space, while the heart of the home is the impressive open-plan living/kitchen/diner, fitted with a comprehensive range of wall and base units, black marble work surfaces, integrated appliances and flooded with natural light from Velux windows and French doors opening onto the rear garden from the family sitting area.

Further ground floor accommodation includes a well-appointed utility room with additional storage and external access, together with a contemporary shower room, making the layout particularly practical for family life.

To the first floor, a galleried landing leads to four well-proportioned double bedrooms. Two of the bedrooms benefit from their own modern en-suite shower rooms, while the remaining two doubles are served by a stylish family bathroom featuring a freestanding roll-top bath. Additional storage is provided via fitted wardrobes, airing cupboard and further storage cupboards off the landing.

Externally, the property is approached via a shared gated driveway offering ample off-road parking and access to a detached double garage with power, lighting. The rear garden has been designed for low maintenance, featuring a paved patio area, artificial lawn, external power and water points, all enclosed by timber fencing-ideal for outdoor entertaining and family enjoyment.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band D

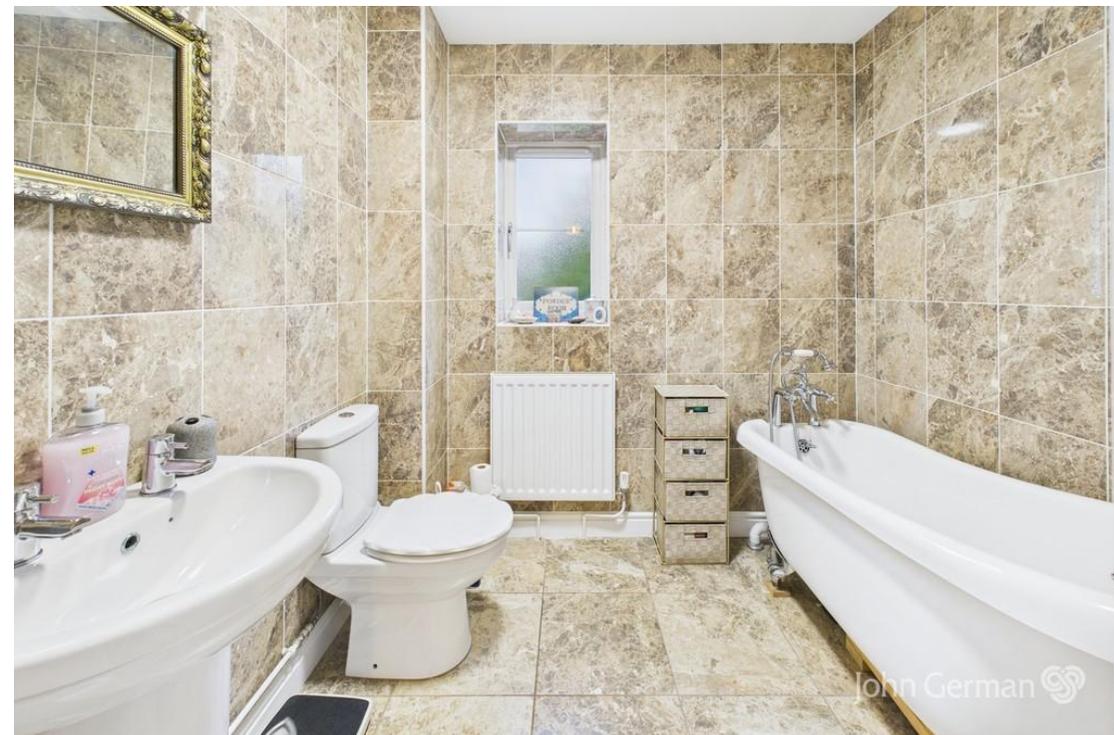
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA03022026

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Ground Floor



Floor 1



Approximate total area⁽¹⁾

1634 ft²
151.6 m²

Reduced headroom

21 ft²
1.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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