



Main Street
Coalville
LE67 8QL

Offers in Excess of £
185,000.00

bettermove

Main Street - Coalville

Bettermove are proud to present this 2 bedroom terraced house in Swannington.

The property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is A.

The interior of this property comprises a spacious, open-plan living/dining room, fitted kitchen, and a family bathroom on the ground floor. A spiral staircase leads to the first floor, which consists of two bedrooms, with the master bedroom benefitting from a private en-suite. A second set of stairs leads to a large loft room, ideal for additional storage or third bedroom. The exterior boasts a large rear garden, with patio, decking, and lawn areas, and complete with field views, perfect for enjoying the summer months.

Located in the sought after village of Swannington, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Loughborough train station, a variety of local bus routes, and quick access to the M1, and M42.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS

2

BATHROOMS

2

RECEPTIONS

1

TENURE

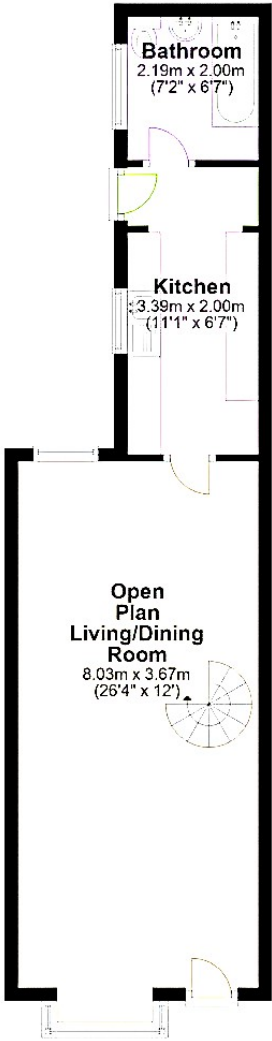
Freehold



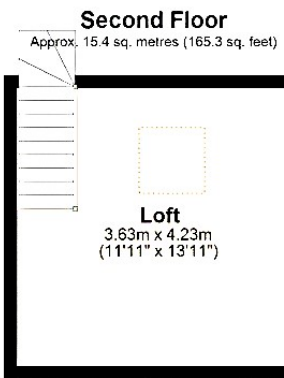


Floor Plan

Ground Floor
Approx. 43.4 sq. metres (467.3 sq. feet)



First Floor
Approx. 41.0 sq. metres (441.6 sq. feet)



Total area: approx. 99.8 sq. metres (1074.1 sq. feet)

Energy Efficiency Rating			Environmental Impact Rating		
	Current	Potential		Current	Potential
(92 to 100) A			(92 to 100) A		
(81 to 91) B			(81 to 91) B		
(69 to 80) C		78	(69 to 80) C		77
(55 to 68) D			(55 to 68) D		
(39 to 54) E	50		(39 to 54) E	47	
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		



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