



Vaughan Street, Coalville, LE67 3GG

£900





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£900

Welcome to this well presented three bedroom family home, finished modern style throughout.

The accommodation briefly comprises an entrance leading into two spacious reception rooms, both tastefully decorated to create bright and versatile living spaces. Positioned to the rear of the property is a modern fitted kitchen, featuring a range of stylish contrasting wall and base units, integrated oven with electric hob, ceramic sink with drainer, and included appliances such as a fridge freezer and washing machine. The family bathroom has been finished to a high standard, fully tiled and fitted with a contemporary white three-piece suite, overhead shower and illuminated mirror, providing a clean and stylish finish.

To the first floor, the property offers two generously sized double bedrooms, along with a further well proportioned single bedroom, all presented in neutral décor.

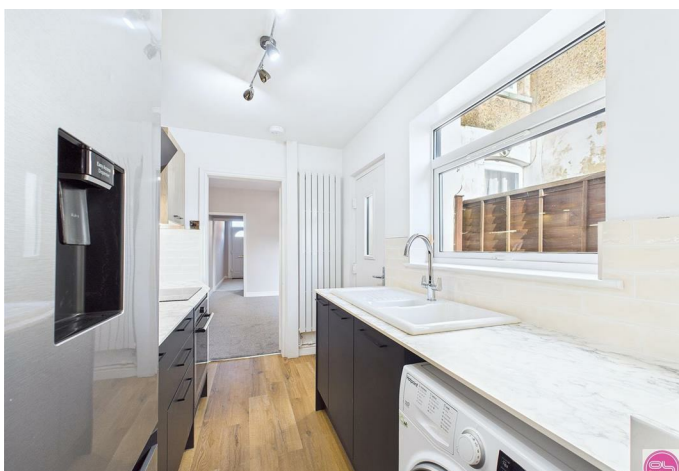
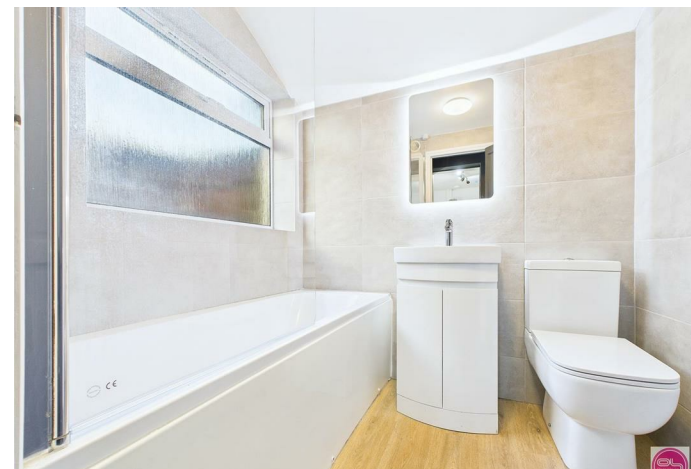
Externally, the property benefits from a yard area and a low-maintenance enclosed rear garden, incorporating a small patio seating area and a useful storage shed.

The location offers easy access to nearby towns including Ashby-de-la-Zouch and Loughborough, both providing a wide range of shops, supermarkets and dining options.

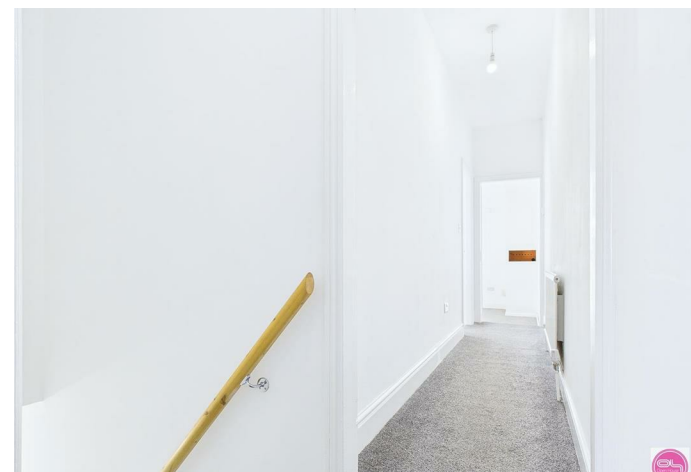
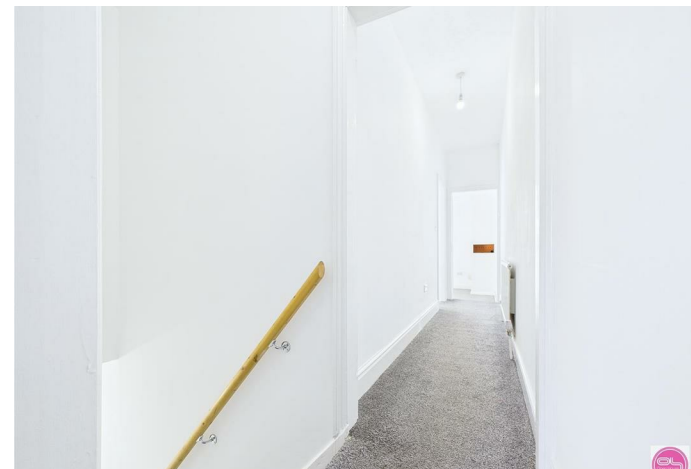
### Additional Information

Holding Deposit: £207.69

• Council Tax Band: A



- EPC Rating: TBC
- Local Authority Area: North West Leicestershire





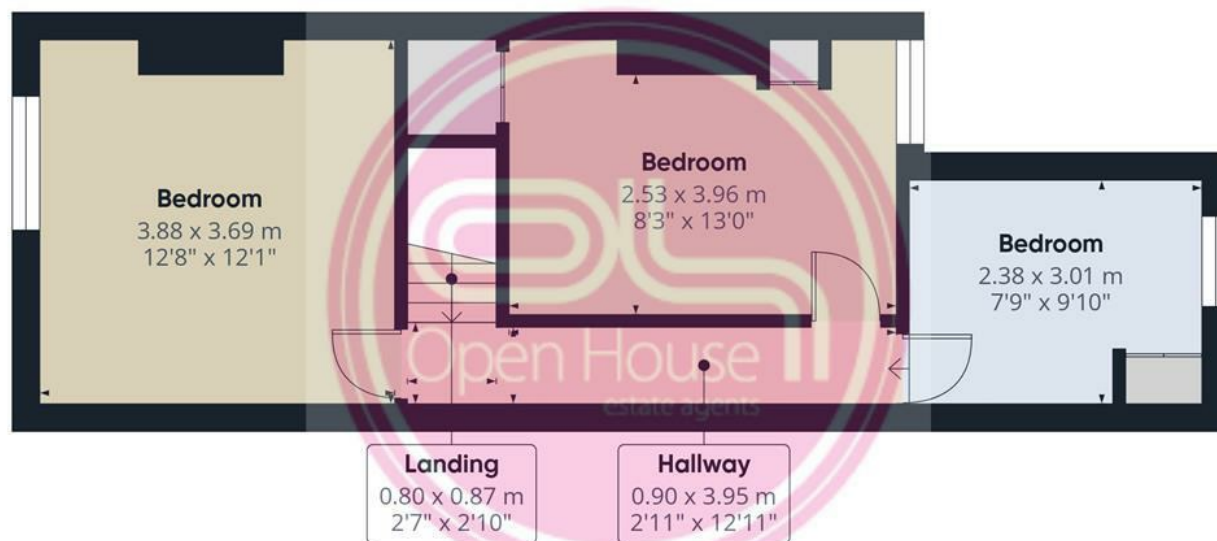








Floor 0



Floor 1

GLA<sup>(1)</sup>

88.39 m<sup>2</sup>

951.37 ft<sup>2</sup>

**Total**

88.39 m<sup>2</sup>

951.37 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24  
cm/6 in


Calculations reference the ANSI-Z765  
standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LOCAL AUTHORITY  
North West Leicestershire

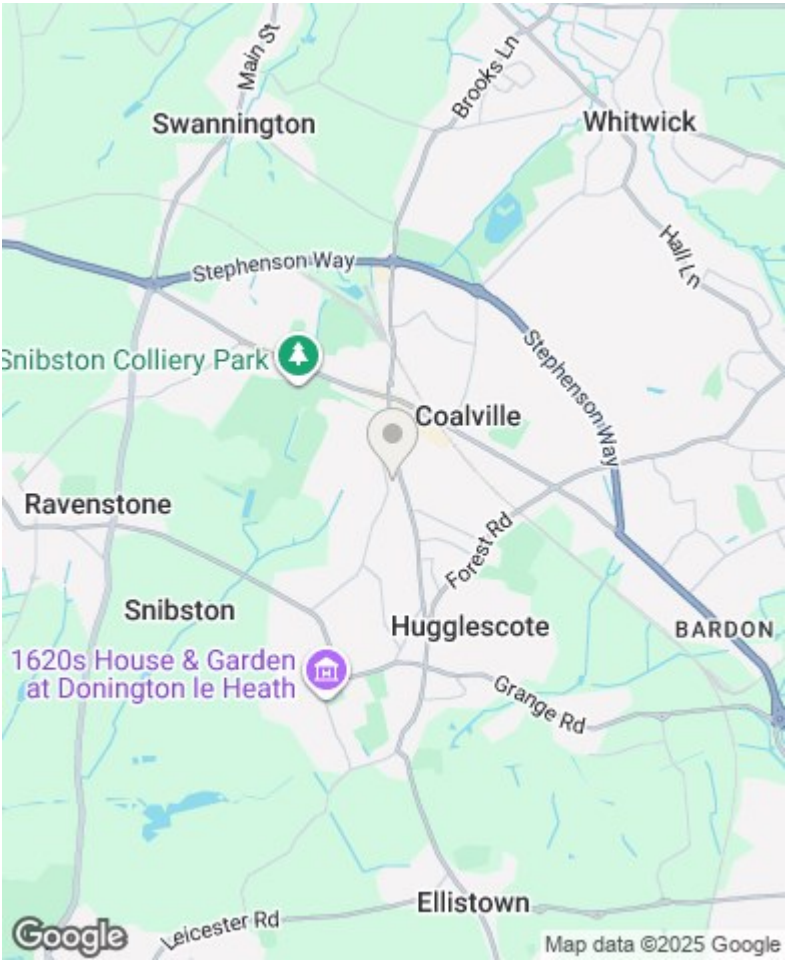
TENURE

COUNCIL TAX BAND  
A

VIEWINGS  
By prior appointment only

PROPERTY SUMMARY

- Three well proportioned bedrooms
- Contemporary fitted kitchen
- Enclosed, low-maintenance garden
- Immaculate family bathroom
- Generous outdoor space
- Conveniently located for commuters



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