



**Sandringham Road, Coalville**

**welcome to**

## **Sandringham Road, Coalville**

We are pleased to welcome this beautifully presented detached family home featuring an exceptional open-plan kitchen/living space with bi-fold doors to the landscaped garden, utility room, 4 DOUBLE bedrooms, 2 modern bathrooms & ground floor w/c, lounge, additional reception room & driveway!

### **Entrance Hallway**

Entering the property through the front door welcomes you into the hallway featuring a contemporary radiator and staircase, stylish flooring, and access to the main living areas. The hallway also includes a contemporary staircase and provides a spacious first impression of the home.

### **Lounge**

15' 9" x 6' 5" ( 4.80m x 1.96m )

A beautifully presented lounge positioned at the front of the property, complete with bay window to the front elevation, inset ceiling lighting, an inset gas fireplace, tiled flooring, television aerial point and a radiator. A warm and inviting space ideal for relaxing or entertaining.

### **Open-Plan Kitchen/Family Room**

21' 6" x 19' 5" ( 6.55m x 5.92m )

The standout feature of the home — an exceptional open-plan living area with bi-fold doors opening onto the garden, multiple velux skylights for natural light, and a stacked-stone pillar.

The modern kitchen comprises a range of wall and base units offering ample storage, integrated appliances such as two under the counter fridges and one freezer, dishwasher, two separate Neff slide and hide ovens and an induction hob with an integrated pop-up extractor. There is an inset sink with a swan neck mixer tap with a herringbone style tiled splashback, spotlights to ceiling, breakfast bar with seating, a radiator and doors leading to a pantry and the utility room. The walk-in pantry benefits from additional shelving.

The flowing layout leads to a sociable,

multifunctional space perfect for everyday living, hosting, and family time. Comprising tiled flooring & skirting boards leading through from the kitchen/dining area, a radiator, television aerial point, bi-fold doors leading out to the beautifully landscaped garden.

### **Second Reception Room**

18' 4" x 8' 10" ( 5.59m x 2.69m )

A versatile front-facing room suitable as a gym, home office, playroom, snug, or separate dining space. Finished with neutral décor to suit a range of uses and comprises a double glazed window to the front elevation, fitted cupboards & shelving, radiator, tiled floor & skirting boards, doors leading to the utility room and hallway.

### **Utility Room**

9' x 5' 1" ( 2.74m x 1.55m )

A practical and stylish utility room with fitted units matching the kitchen housing the newly fitted boiler, space for appliances, a one and a half bowl sink with a chrome spring mixer tap, tiled flooring & skirting boards, a radiator, additional worktop area and external access to the rear garden — ideal for busy family life.

### **Ground Floor W/C**

The ground floor w/c has a two piece suite comprising a low level w/c and a vanity style sink with contemporary tiling and stylish fixtures, a WC and a wash basin with some storage space.





## Landing

A spacious and well-lit landing providing access to all bedrooms. It's generous size adds an open and airy feel to the first floor.

## Master Bedroom

13' 3" x 11' ( 4.04m x 3.35m )

A double bedroom with modern decor and fitted wardrobes. Double glazing to the front elevation. A radiator, paneled walls and carpeted flooring. This room benefits from direct access to a contemporary en-suite wet room.

## En Suite

A sleek wet room comprising a walk-in shower, wall hung sink, low flush wc, heated towel rail, spotlight to the ceiling and contemporary tiling, frosted double glazed window to the side elevation.

## Bedroom Two

11' 11" x 10' 8" ( 3.63m x 3.25m )

A generous double bedroom with double glazed windows to the front elevation, fitted wardrobes, laminate flooring and a radiator.

## Bedroom Three

11' 1" x 10' 8" ( 3.38m x 3.25m )

Another double bedroom currently utilised as a home office, with double glazing to the rear, fitted wardrobe, laminate flooring and a radiator.

## Bedroom Four

11' 1" x 10' 8" ( 3.38m x 3.25m )

A double bedroom with double glazed windows over looking the rear garden, carpeted flooring and a radiator.

## Family Bathroom

A beautifully designed family bathroom featuring a walk-in shower, vanity storage, WC and a free standing roll top bath, heated towel rail and spot lights to the ceiling. Finished with high-end tiling throughout and fixtures, offering a spa-style feel.

## Outside

A stunning landscaped garden designed for low-maintenance enjoyment, with raised seating terraces, artificial lawn areas, and a contemporary pergola, subject to separate negotiations. The rear garden also boasts hot and cold water taps, three electric points, outdoor lighting raised flower beds with a range of well established plants and shrubs. A perfect outdoor space for entertaining, dining or relaxing throughout the year.

The front of the property benefits from an attractive frontage and a driveway providing ample off-road parking, electric point and side gated access to the rear.



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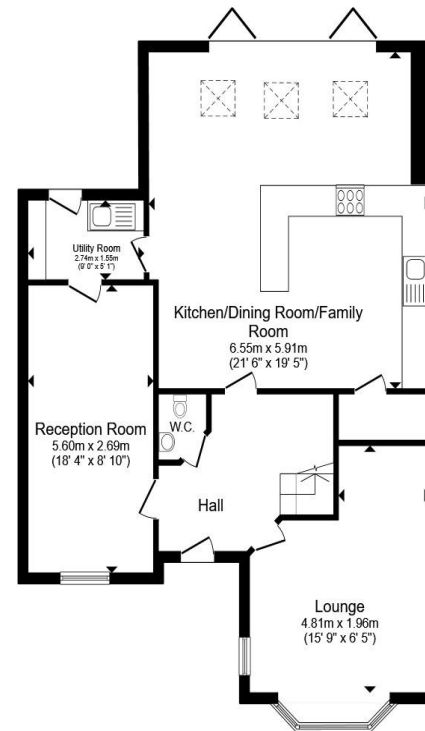
## Sandringham Road, Coalville

- Stunning four-bedroom detached family home
- Impressive open-plan kitchen/dining/family room with bi-fold doors
- High-end kitchen with integrated appliances
- Beautifully landscaped rear garden
- Stylish lounge with feature bay window & an additional reception room

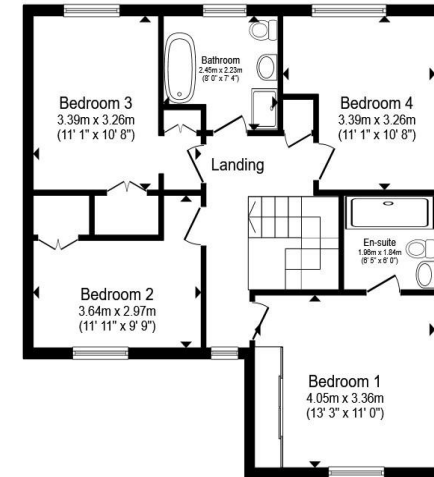
Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£470,000**



Ground Floor



First Floor

Total floor area 153.5 m<sup>2</sup> (1,652 sq.ft.) approx

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