



Ashby Road, Coalville

welcome to

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A well-proportioned three-bedroom mid-terrace home situated in a popular residential area of Coalville. Offering generous living accommodation including a spacious kitchen/diner, lounge, conservatory, downstairs WC, three bedrooms, family bathroom, integral garage and off-road parking.

Entrance

Entrance to the property is via a upvc double glazed front door into the Kitchen Diner.

Kitchen Diner

15' 10" x 13' 9" (4.83m x 4.19m)

The kitchen diner has a range of base and wall mounted units complemented by wood-effect work surfaces, laminate flooring, a radiator, gas cooker, ceiling spotlights and a upvc double glazed window to the front elevation.

Ground Floor Wc

The ground floor wc has a low level wc, hand wash basin and a heated towel rail with wooden flooring.

Lounge

15' 10" x 11' 2" (4.83m x 3.40m)

A generously sized living room featuring wood-effect flooring and neutral décor, creating a warm and inviting space for everyday living. French doors open into the conservatory and stairs rising to the first floor.

Conservatory

12' 6" x 10' 8" (3.81m x 3.25m)

Of uPVC and brick construction with a firm insulation roof and border ceiling and double doors to the rear.

First Floor Landing

The first-floor landing has carpeted flooring, stairs rising from the ground floor and doors to all first-floor rooms.

Bedroom One

15' 9" x 9' 10" (4.80m x 3.00m)

Bedroom one has carpeted flooring, a radiator, fitted wardrobe and a upvc double glazed window to the rear elevation.

Bedroom Two

13' 9" x 8' 2" (4.19m x 2.49m)

Bedroom two has carpeted flooring, a radiator and a upvc double glazed window to the front elevation.

Bedroom Three

10' 6" x 8' 6" (3.20m x 2.59m)

Bedroom three has carpeted flooring, a radiator and a upvc double glazed window to the rear elevation.

Loft

The loft is partially boarded with lighting and insulation.

Outside

To the front of the property there is a driveway providing ample offroad parking. To the rear of the property there is a pergola, decking area, long lawned area and a shed.





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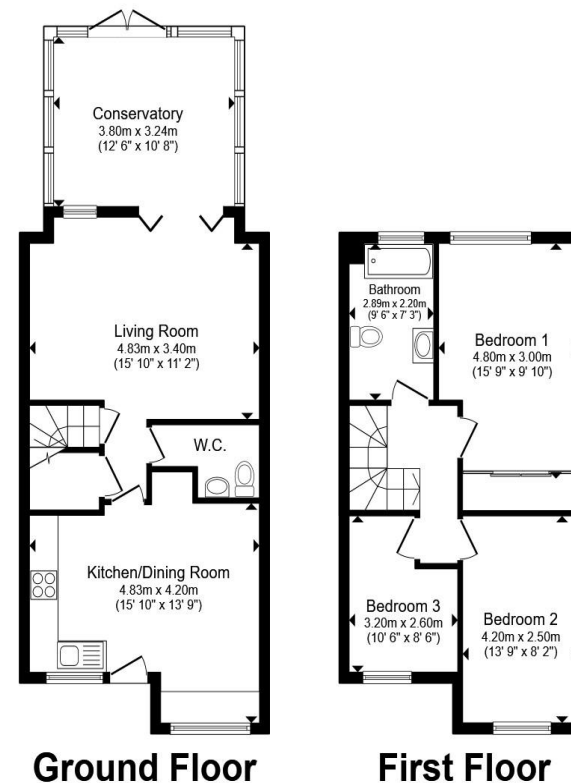
Ashby Road, Coalville

- Ground Floor WC and Family Bathroom
- Three Well-Proportioned Bedrooms
- Conservatory
- Kitchen Extended into Former Garage Space
- Generous Lounge with Conservatory Extension

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£210,000



Total floor area 98.5 m² (1,060 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
LBH115783 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk