



Belvoir Road, Coalville

- Two double bedrooms
- Lounge with feature fireplace
- Stylish galley kitchen
- Gas central heating & Double glazing
- Mid-terrace house
- Modern bathroom with shower
- Dining room with garden access
- Enclosed rear garden
- Available To Let now
- Close to shops and schools

£1,000 Per Month

Tenure:

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Belvoir Road, Coalville

DESCRIPTION

Available Now To Let – Two Double Bedrooms – Lounge & Dining Room – Modern Bathroom – Rear Garden

Available immediately, this well-presented two double bedroom home offers generous living space, modern comforts and a convenient location, making it an excellent choice for professionals, couples or small families looking for a home that's ready to move straight into.

The welcoming lounge creates a bright and relaxing space, with natural light pouring through the front window and a feature fireplace adding warmth and character. Flowing effortlessly through to the dining room, you'll find an ideal space for everyday meals, entertaining family and friends or working from home. Double glazed French doors open directly onto the rear garden, allowing indoor and outdoor living to blend seamlessly during the warmer months.

The modern galley-style kitchen is both stylish and practical, offering excellent storage, generous worktop space and room for appliances, with views over the rear garden making it a pleasant place to cook.

Upstairs, there are two double bedrooms, both beautifully presented and filled with natural light, providing comfortable and versatile accommodation. Completing the first floor is a contemporary three-piece bathroom featuring a shower over the bath, finished in a clean, modern style.

Outside, the enclosed rear garden offers a private space to relax, enjoy a morning coffee or unwind after a busy day.

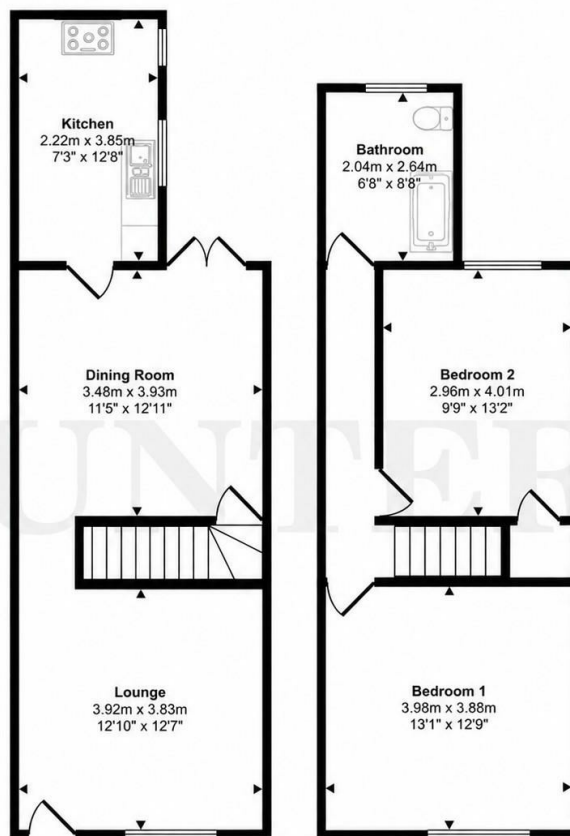
Further benefits include gas central heating and double glazing for year-round comfort.

Conveniently positioned close to local shops, schools and everyday amenities, the property also enjoys excellent public transport and road links, making commuting into the city and surrounding areas straightforward.

Homes presented to this standard and available immediately are always in demand. Contact Hunters Wigston today to arrange your viewing and secure your next home.



Approx Gross Internal Area
85 sq m / 919 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Hunters Wigston Lettings Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

19 Leicester Road, Wigston, Leicestershire, LE18 1NR

Tel: 0116 366 0660 Email:

wigston@hunters.com <https://www.hunters.com>



Council Tax: A

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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