

EPC: D

Kenmore Crescent, Coalville, Leicestershire

Offers Over: £280,000

Frank Innes
est. 1932













NO CHAIN - FOUR BEDROOM DETACHED HOUSE with GARAGE and CARPORT, recently refurbished occupying a desirable position on the outskirts of Coalville. Inside, a welcoming entrance hall introduces the bright and spacious accommodation, with fresh décor and improvements throughout. On the ground floor, the lounge offers a comfortable and inviting living area, centred around a feature fireplace and enhanced by a large window which fills the room with natural light and is part open to the dining room.

Adding further practicality to the ground floor is a recently installed cloakroom/WC and to the rear of the property is a conservatory and a newly fitted kitchen that is well-equipped with a range of fitted wall and base units and ample work surface space.

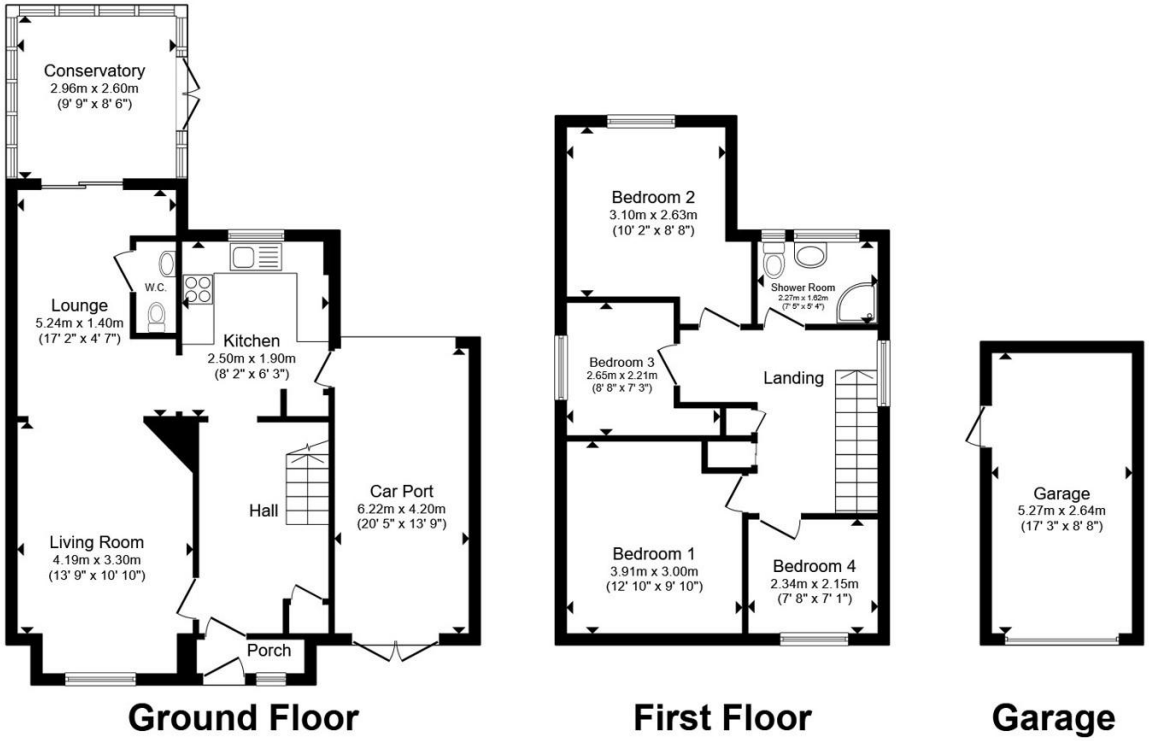
The first floor accommodates four bedrooms, comprising two well-proportioned double rooms and two single bedrooms. These rooms are served by a family shower room fitted with vanity basin and wall W.C.

Outside, the front of the property has a block paved and gravel driveway with EV charge point and leading to the side carport and through to the detached single garage. The enclosed rear garden has a slabbed patio area leading to a raised lawn area.

VIEWINGS THROUGH FRANK INNES COALVILLE!







Total floor area 134.6 m² (1,449 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

Frank Innes
esc. 1932





Council Tax Band: **C**

Tenure: **Freehold**

Viewing by appointment

T: 01530 510393
E: coalville@frankinnes.co.uk
13 Belvoir Road, Coalville, Leicestershire, DX 23659 COALVILLE, LE67 3PD

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Frank Innes is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: COA_COA260315_R6PL_8