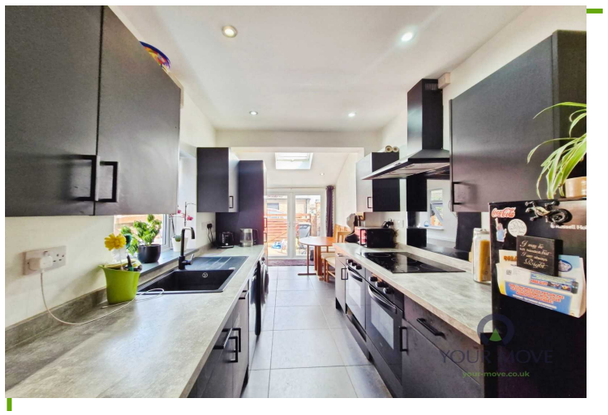
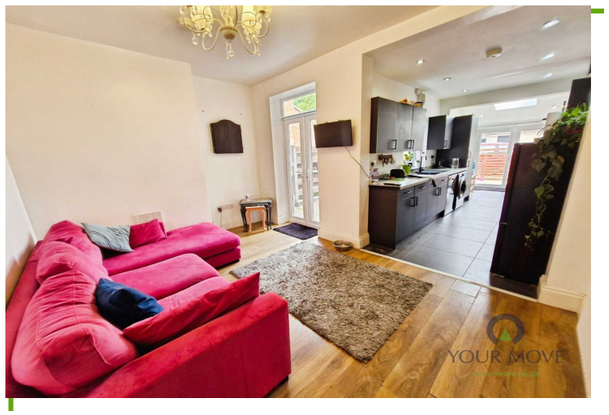




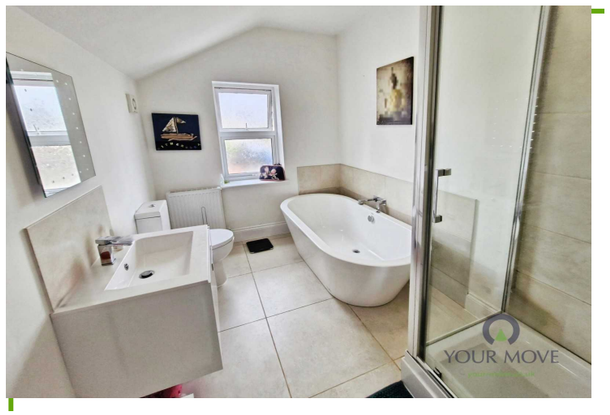












Belvoir Road, Coalville,
Leicestershire, LE67

**Asking Price: £260,000**

**Tenure: Freehold**

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The Property Ombudsman

# Belvoir Road, Coalville, Leicestershire, LE67

**Asking Price: £260,000 Tenure: Freehold**

Council Tax Band: A
EPC Rating: D
Local Authority: North West Leicestershire

Other important information which you will need to know about this property can be found at your-move.co.uk

A deceptively spacious end-terraced home offering flexible four to five-bedroom accommodation, modern interiors and a layout ideal for families or investors alike. Complete with off-road parking, a detached garage and just a short walk from Coalville town centre, this is a home that truly needs to be viewed.

**Description**
Step inside this spacious end-terraced home and discover a property offering exceptional flexibility, modern finishes and a layout perfectly suited to growing families or investment buyers alike. With accommodation meeting HMO standards, four to five bedrooms, off-road parking and a garage, this versatile home is just a short walk from Coalville town centre and local amenities.

The entrance hall provides access to a convenient ground floor WC before leading into the versatile front reception room, ideal as a comfortable lounge or fifth bedroom. To the rear, the heart of the home awaits with a superb open-plan living, kitchen and dining space. The bright lounge enjoys French doors opening onto the garden, while the contemporary galley kitchen is fitted with modern wall and base units, an induction hob, double oven, space for a double fridge freezer and plumbing for two appliances. Completing the space, the dining area benefits from a skylight and further French doors, offering flexibility as a dining room or potential utility area.

The first floor hosts two generous double bedrooms, both with attractive feature fireplaces, alongside a beautifully appointed family bathroom featuring a freestanding bath, separate walk-in shower, vanity unit and illuminated mirror. A Worcester boiler, approximately two years old, is conveniently housed within the landing airing cupboard.

The second floor offers two further double bedrooms and a stylish shower room, creating an ideal arrangement for larger families or shared living.

Outside, the low-maintenance block-paved garden provides gated access to the rear driveway and detached single garage, completing this impressive and incredibly versatile home.

**Ground Floor**

**Entrance Hall**
Welcoming entrance with access to the ground floor accommodation.

**Lounge/Bedroom Five**
11'10" x 9' (3.6m x 2.74m)
Versatile front-facing reception room, ideal as a lounge or fifth bedroom.

**W/C**
3'10" x 2' (1.17m x 0.6m)
A convenient cloakroom on the ground floor.

**Open-Plan Lounge Area**
13'9" x 12' (4.2m x 3.66m)
Bright and spacious living space with French doors opening onto the garden.

**Kitchen**
10' x 6'10" (3.05m x 2.08m)
Modern galley kitchen with induction hob, double oven, modern wall and base units, space for a double fridge freezer and plumbing for two appliances.

**Open-Plan Dining Area**
7'11" x 7' (2.41m x 2.13m)
Skylight and French doors, offering a flexible dining or utility space.

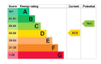
**First Floor**

**Landing**
Airing cupboard housing the Worcester boiler (approximately two years old).

**Bedroom One**
15' x 12' (4.57m x 3.66m)
Spacious 15' x 12' double bedroom with feature fireplace and two front-facing windows.

**Bedroom Two**
13' x 9' (3.96m x 2.74m)
Generous rear-facing double with original feature fireplace, built-in cupboard and replacement window.

**Bathroom**
10' x 7' (3.05m x 2.13m)
Modern four-piece suite with freestanding bath, walk-in mains-fed shower, vanity unit and illuminated mirror.



For full EPC please contact the branch.

**Second Floor**

**Bedroom Three**
14' x 9' (4.27m x 2.74m)
Front-facing double bedroom with feature fireplace.

**Bedroom Four**
11' x 8' (3.35m x 2.44m)
Rear-facing double bedroom with skylight.

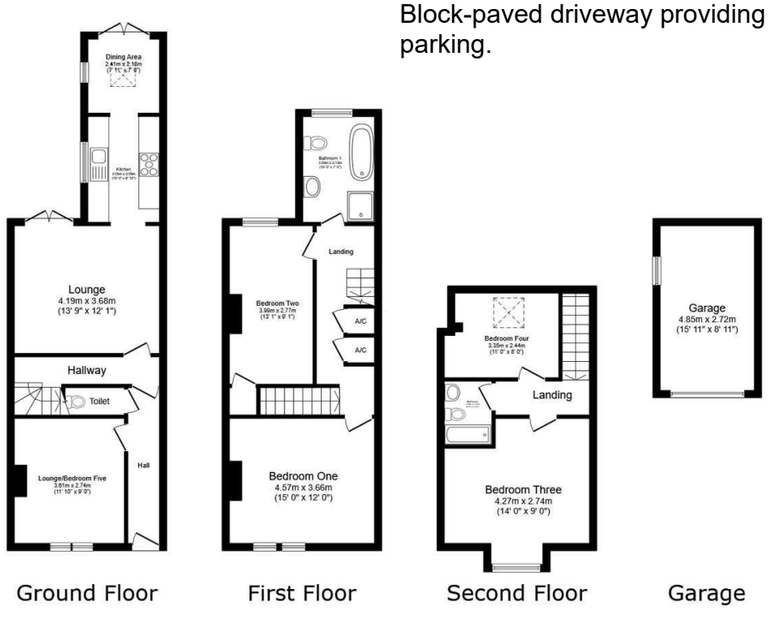
**Shower Room**
6' x 4'10" (1.83m x 1.47m)
Contemporary suite with walk-in mains-fed shower, WC and vanity unit.

**Outside**

**Front**
Gated side access and a low-maintenance frontage within walking distance of Coalville town centre.

**Garden**
Fully block-paved, low-maintenance garden with gated access to the rear driveway.

**Driveway**
Block-paved driveway providing off-road parking.




Total floor area: 138.2 sq.m. (1,487 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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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