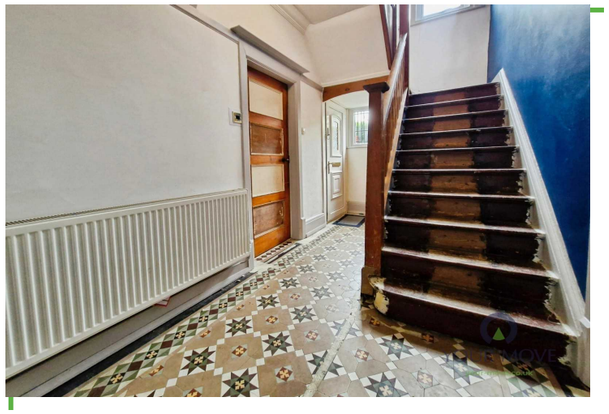


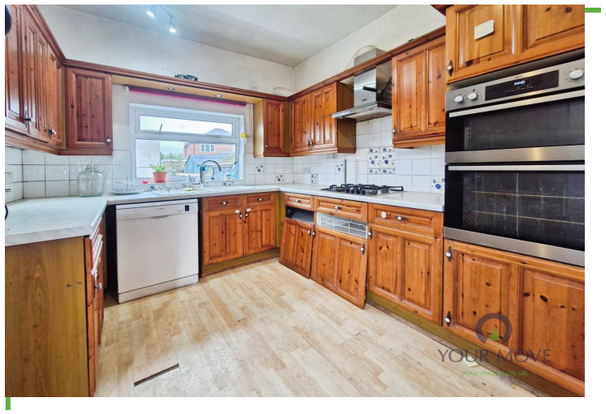














London Road, Coalville,
Leicestershire, LE67

Asking Price: £240,000

Tenure: Freehold

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your-move.co.uk

The Property Ombudsman

London Road, Coalville, Leicestershire, LE67

Asking Price: £240,000 Tenure: Freehold

Council Tax Band: B
EPC Rating: TBC
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 spacious three-bedroom period semi-detached home, packed with original character and exciting potential. With generous living space, two log burners, off-road parking and a private rear garden, there is huge scope to create something special.

Description
Step inside this spacious three-bedroom period semi-detached home and discover a property bursting with character, generous proportions and exciting potential. While some cosmetic updating is required, the home is fully functional and retains many original features that give it real charm and appeal.

The entrance hallway welcomes you with original tiled flooring and useful storage. To the front, the impressive lounge is a wonderfully spacious reception room featuring an original fireplace and a bay window. Continuing through the home, the separate family room offers a log burner and sliding doors opening onto the rear garden, while also offering the flexibility to work as an occasional fourth bedroom if required.

To the rear, the generous dining room features hardwood flooring and another log burner, leading through to the spacious kitchen. Offering a good range of wall and base units, double oven, dishwasher and washing machine plumbing, the kitchen is ready for updating while providing an excellent foundation for a future transformation.

Upstairs are three genuine double bedrooms. The main bedroom is particularly impressive, enjoying a bay window and hardwood flooring, while bedroom two features a beautiful original fireplace. Bedroom three is a bright rear-facing double with two windows and hardwood flooring. The family bathroom includes a bath, vanity unit, WC and separate mains-fed shower, with scope for improvement.

Outside, a newly laid block-paved driveway provides off-road parking, while the private rear garden offers a patio, artificial lawn and shed.

Situated in a popular part of Coalville, the property is well placed for local amenities, schools, transport links and the town centre, with excellent access towards Leicester, Ashby-de-la-Zouch and the wider Midlands.

Ground Floor

Entrance Hall
Original tiled flooring and useful storage cupboard.

Lounge
13'11" x 12' (4.24m x 3.66m)
Spacious bay fronted reception room with original feature fireplace.

Family Room
12' x 11'10" (3.66m x 3.6m)
Log burner and garden access via sliding doors.

Dining Room
13'10" x 8'11" (4.22m x 2.72m)
Generous entertaining space with hardwood flooring and log burner.

Kitchen
12' x 8'11" (3.66m x 2.72m)
Spacious layout with extensive wall and base units and double oven.

First Floor

Bedroom One
16' x 12' (4.88m x 3.66m)
Large double bedroom with bay window and hardwood flooring.

Bedroom Two
12' x 11'11" (3.66m x 3.63m)
Generous double bedroom with original feature fireplace.

Bedroom Three
16' x 9' (4.88m x 2.74m)
Bright rear-facing double with two windows and hardwood flooring.

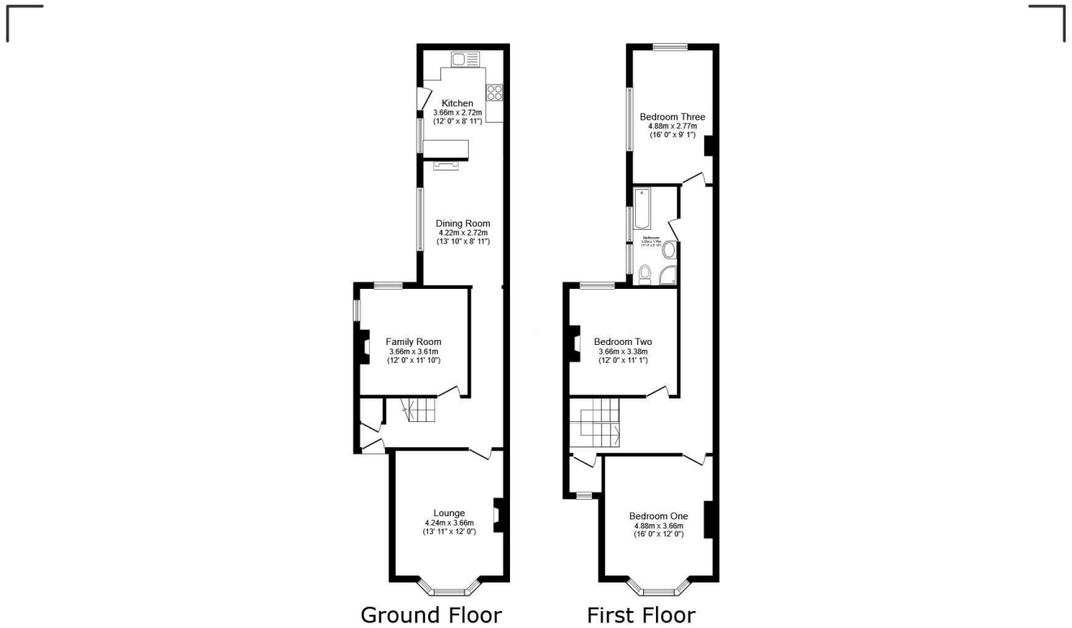
Bathroom
11' x 5'10" (3.35m x 1.78m)
Bath, vanity unit and separate mains-fed shower.

For full EPC please contact the branch.

Outside

Front
Newly laid block-paved driveway providing off-road parking.

Garden
Private enclosed garden with patio, artificial lawn and useful shed.



Total floor area: 131.3 sq.m. (1,414 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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All Measurements are Approximate.

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Floorplan Clause
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