

Barr Crescent, COALVILLE, Leicestershire

Asking Price: £235,000

Frank Innes
est. 1932









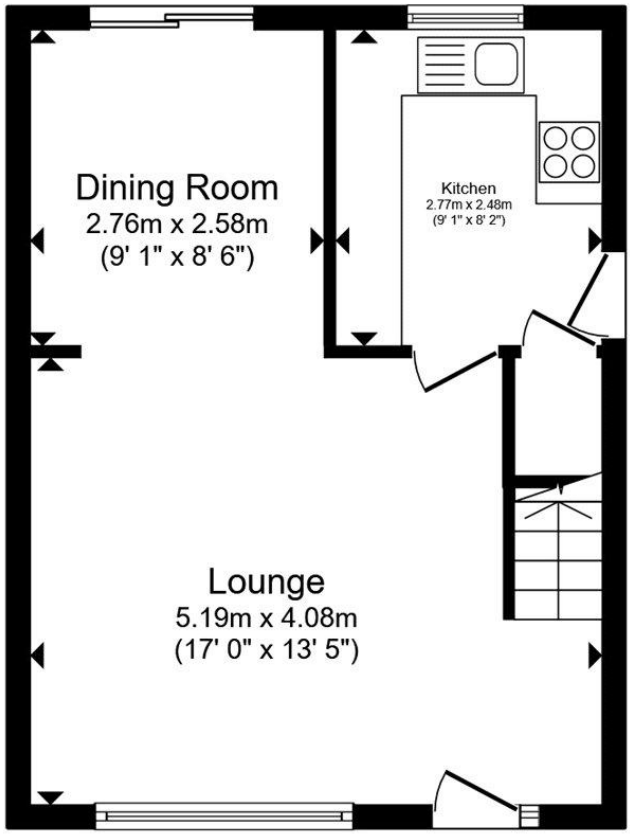




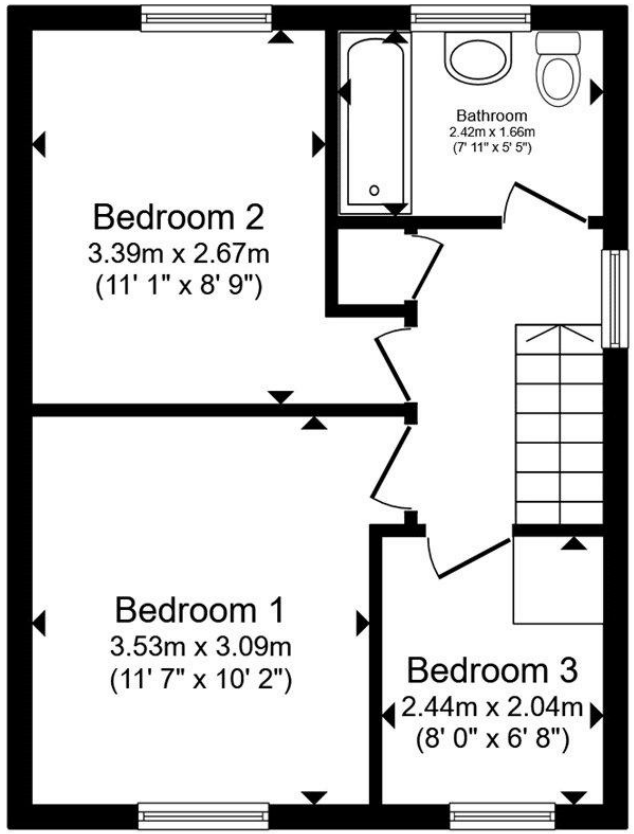
THREE BEDROOM SEMI-DETACHED HOUSE, well presented throughout in a sought after village location. With a lawned front garden and gravel driveway, it provides ample off-road parking and side access via a garage-style gate.
Entering through the front door, a staircase rises to the first floor, whilst the ground floor opens into a bright and welcoming lounge. A large front-facing window fills the room with natural light, and an attractive archway creates an open-plan flow through to the dining area, where sliding patio doors provide direct access to the rear garden.
The modern kitchen is accessed from the lounge and has been thoughtfully fitted with a range of wall and base units complemented by granite work surfaces. Integrated appliances provide a sleek finish, whilst useful understairs storage offers additional practicality.
To the first floor, a bright landing incorporates an airing cupboard and leads to two generous double bedrooms, a third bedroom benefiting from overstairs storage, and the family bathroom. The bathroom is fitted with a panelled bath with electric shower over, wash hand basin, WC, and heated towel rail.
Outside, the enclosed rear garden has been designed for ease of maintenance whilst still offering attractive outdoor space. A gravelled pathway extends along the side of the property to a garden shed, while a paved patio provides the perfect space for outdoor dining and entertaining. A lawned area completes this private and well-maintained garden.







Ground Floor



First Floor

Total floor area 73.0 m² (785 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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Council Tax Band: **B**

Tenure: **Freehold**

Viewing by appointment

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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.

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