



£200,000

Staples Drive, Coalville LE67 4GN

Town House | 3 Bedrooms | 2 Bathrooms

01530 223402

REDDINGTON
SALES & LETTINGS

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Step Inside

Key Features

- CALLING ALL INVESTORS
- NO UPWARD CHAIN
- Three bedrooms
- En suite to bedroom one
- Three storey
- Family bathroom
- Conservatory to rear
- Integral garage
- Off road for one car
- Kitchen diner
- Low maintenance garden

Property Description

Reddington Sales & Lettings are pleased to bring to market this three storey, three bedroom town house, offered with NO UPWARD CHAIN and located on a quiet cul-de-sac in a popular area of Coalville which is well located for local schools, amenities and roadway links to the M1 and M42 motorway networks. This property offers spacious family living with an integral garage, open plan kitchen/diner and conservatory to the ground floor. To the first floor, there is a spacious lounge, WC and double bedroom and to the second floor, a second double bedroom, family bathroom and master bedroom with en-suite shower room. Viewing is highly recommended to appreciate the scale of accommodation on offer here! EPC rating C, Council tax band C.

Main Particulars

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Front

An attractive frontage with slabbed entrance and a tarmac driveway with off road parking for one car. There is also driveway access to the integral garage.

Entrance Hall

A spacious entrance with tiled flooring, under stairs storage cupboard, heating radiator, stairs leading to the first floor and ceiling pendant lighting.

Kitchen/Diner

4.59m x 5.33m (15' 1" x 17' 6") A spacious kitchen/diner with UPVC double glazed window to the rear, French style double doors leading into the conservatory, tiled flooring, ample matching wall and base units with worktop over, integrated electric oven, integrated gas hob, space and plumbing for dishwasher and washing machine, tiled splashbacks, stainless steel double bowl sink and drainer and ceiling pendant lighting.

Conservatory

3.47m x 2.74m (11' 5" x 9' 0") A bright conservatory with French style doors leading out to the rear garden, wood effect laminate flooring, ceiling pendant lighting and power sockets.

Stairs & Landing

Stairs leading from the ground floor which are fully carpeted, with wooden hand rail, heating radiator, ceiling pendant lighting and doors giving access to all first floor rooms.

Lounge

4.61m x 3.63m (15' 1" x 11' 11") A bright and airy lounge area with UPVC double glazed window to the rear, UPVC French style opening door, wood effect laminate

flooring, electric fireplace and surround, heating radiator and ceiling pendant lighting.

Bedroom 2

2.58m x 4.35m (8' 6" x 14' 3") A double sized second bedroom with fitted wardrobe storage, UPVC double glazed window to the front, wood effect laminate flooring, heating radiator and ceiling pendant lighting.

WC

A handy separate WC with small UPVC double glazed window to the front, wood effect laminate flooring, WC, hand wash basin, tiled splashback and ceiling pendant lighting.

Stairs & Landing

Stairs leading from the first floor which are fully carpeted, with wooden hand rail, has access to a separate storage cupboard and ceiling pendant lighting.

Family Bathroom

A good sized family bathroom with wood panelled bath, wood effect laminate flooring, part tiled walling, WC, hand wash basin and ceiling pendant lighting.

Master Bedroom

4.01m x 3.22m (13' 2" x 10' 7") A large and bright master suite with 2x UPVC double glazed window to the rear, wood effect laminate flooring, 2x heating radiators, ceiling pendant lighting and access to the en-suite shower room.

En-Suite Shower Room

En-suite to the master with large step in shower cubicle, wood effect laminate flooring, part tiled walling, heating radiator, WC, hand wash basin and ceiling pendant lighting.

Bedroom 3

3.61m x 2.85m (11' 10" x 9' 4") A good sized second double bedroom with UPVC double glazed window to the front, over the stairs storage cupboard, heating radiator, fully carpeted and ceiling pendant lighting.

Rear Garden

A low maintenance garden with fenced boundaries, rear gated access, slabbed pathway and laid to lawn area.

Legals

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition of otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves Reddington Homes Ltd will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise . Any floor plan is included as guide layout

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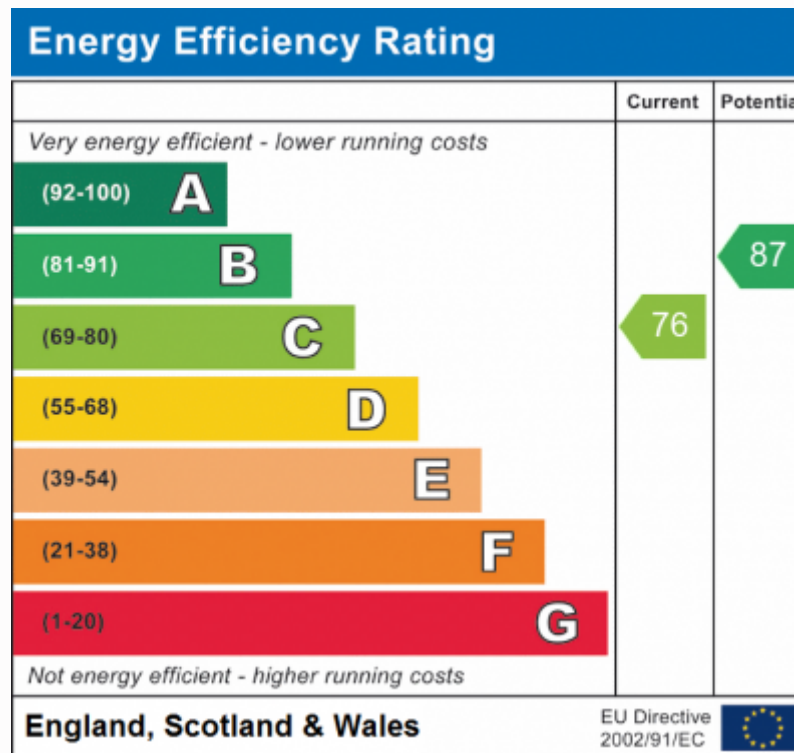




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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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