



£250,000

De Herle Lane, Coalville LE67 2EE

Semi-Detached House | 3 Bedrooms | 3 Bathrooms

01530 223402



[www.reddingtonhomes.co.uk](http://www.reddingtonhomes.co.uk)





# Step Inside

---

## Key Features

- Three Bedroom semi detached
- Garage and driveway
- Cul de sac location
- Bedroom with en-suite shower room
- Fitted Wardrobes
- Utility Area
- Cloakroom WC
- Popular area location
- EPC B
- Council Tax Band B
- Tenure- Freehold

## Property Description

Reddington Sales and Lettings proudly present this well-presented, popular three-bedroom semi-detached property. Built by Bloor Homes in 2019, this design is ideal for first-time buyers or families. The property is located in a cul-de-sac, with a driveway and garage. The ground floor consists of an entrance hall, a lounge with dual aspect windows, a large dining kitchen with utility, and a separate WC/cloakroom. Double doors lead out to the garden with side access to the driveway and garage. The first floor features Bedroom 1, equipped with sliding mirror wardrobes and an en-suite shower room. Bedrooms two and three are light and airy. The vendors have also maximized space in the loft. This property is certainly worth seeing to appreciate its size and location. EPC Rating B Council Tax Band B. Tenure- Freehold

## Main Particulars

Reddington Sales and Lettings proudly present this well-presented, popular three-bedroom semi-detached property. Built by Bloor Homes in 2019, this design is ideal for first-time buyers or families. The property is located in a cul-de-sac, with a driveway and garage. The ground floor consists of an entrance hall, a lounge with dual aspect windows, a large dining kitchen with utility, and a separate WC/cloakroom. Double doors lead out to the garden with side access to the driveway and garage. The first floor features Bedroom 1, equipped with sliding mirror wardrobes and an en-suite shower room. Bedrooms two and three are light and airy. The vendors have also maximized space in the loft. This property is certainly worth seeing to appreciate its size and location.

EPC Rating B Council Tax Band B. Tenure- Freehold

### Location

The village of Hugglescote is located approximately one mile south of Coalville's center. It has several amenities including a Community School, a Community Center, a public house, and a working men's club. Additionally, there is a bus service that connects the village to Coalville and Hinckley.

### Information

This property is Freehold and connected to mains for gas, electricity, and drains. The vendors informed us of an annual £150.00 charge for estate upkeep.

### Entrance Hall

The entrance to the property is through a composite door leading to a hallway with stairs that go up to the first-floor landing.

### Lounge

The lounge features double-aspect windows, creating a bright and airy atmosphere. It includes a radiator, pendant light, media sockets, and an under-stairs cupboard.

### Kitchen diner

From the lounge, a door leads to a spacious dining kitchen that boasts a contemporary fitted kitchen and integrated appliances. The kitchen also provides access to the garden through double French doors. There is an opening from the kitchen to the utility area, which houses the washing machine and provides access to a ground-floor WC.

### WC/ Cloakroom

Low flush WC, basin, electric light, radiator and extractor fan.

#### Landing

The vendors of the property have recently created extra space in the loft. The property's vendors have recently expanded the loft, creating additional space.

#### Bedroom one

Bedroom one is located to the rear of the property, benefiting from a run of mirrored sliding wardrobes.

#### Ensuite shower room

Low flush WC, Double shower, basin, extractor fan, radiator and window.

#### Bedroom 2

The room has a uPVC double-glazed window facing the front, along with a radiator and pendant lighting. The floor is covered with carpet.

#### Bedroom 3

The room has a uPVC double-glazed window facing the front, along with a radiator and pendant lighting. The floor is covered with carpet. A cupboard over the stairs provides extra storage.

#### Outside

An enclosed garden provides a safe haven for the family. There is an outside tap and external lighting. A side gate provides access to the driveway and garage.

#### Garage and Driveway

A driveway provides parking for two cars, and the garage benefits from power and lighting.

#### Agent Note

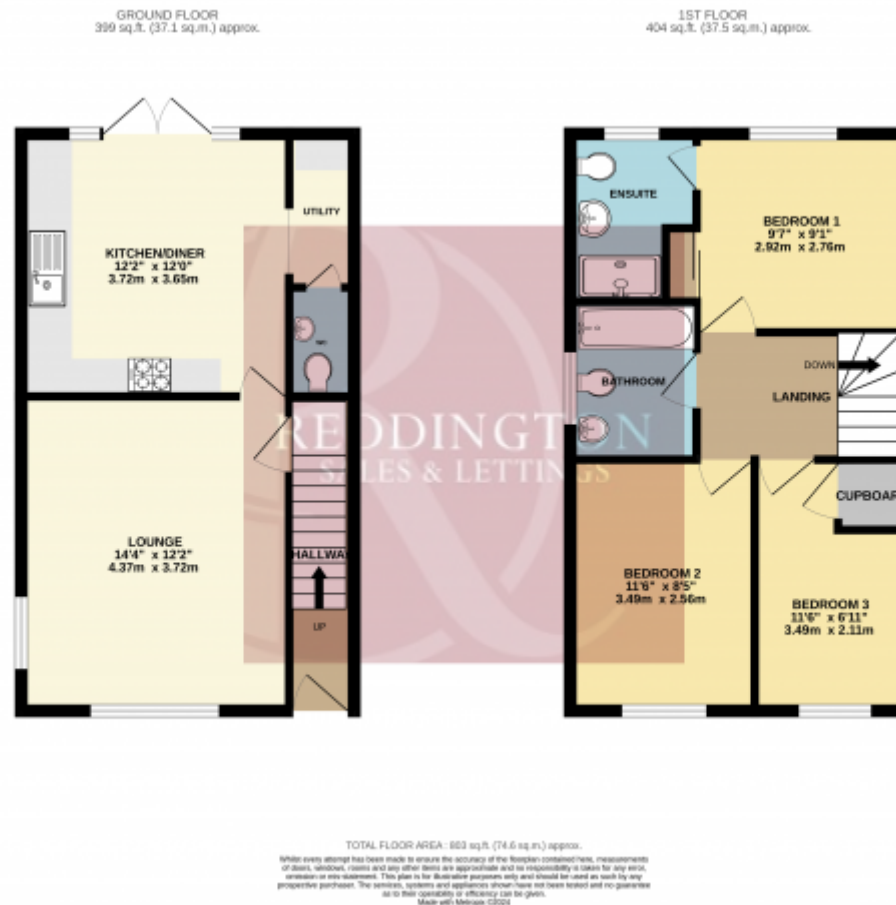
This property is standard built construction. The property is connected to mains gas, electricity and sewerage. Gas fired central heating. Broadband speeds are (standard 6mbps, superfast 80mbps, ultrafast 1000mbps) Mobile signal is full strength for Vodafone and medium strength for O2, EE and Three.

#### Legal

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 only. Dimensions are approximate and not to scale.

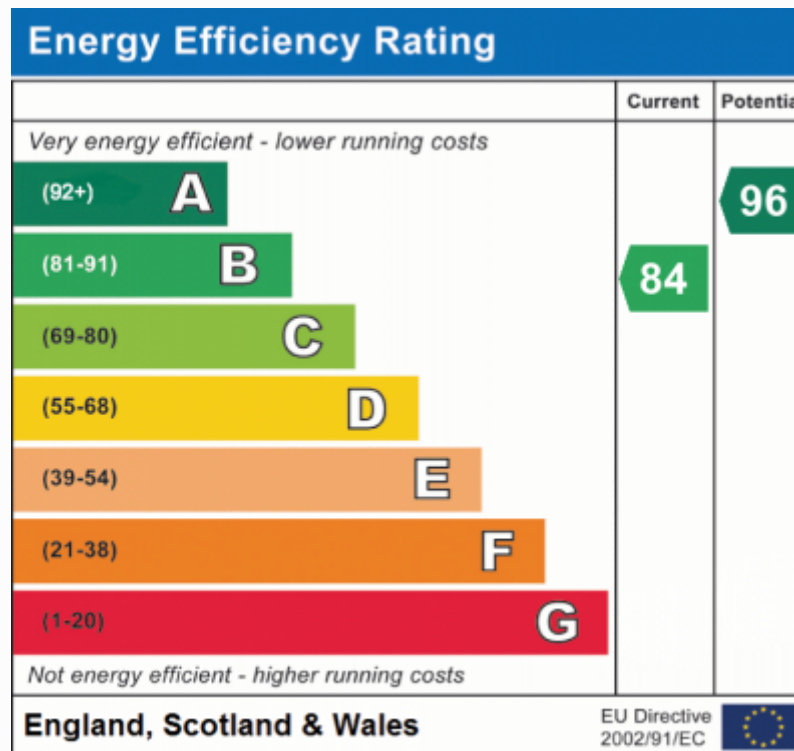






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 CMP005689 Registered Office: , 20-22 Main Street, Thringstone, Leicestershire, LE67 8NA



Telephone: 01530 223402



[www.reddingtonhomes.co.uk](http://www.reddingtonhomes.co.uk)