



£210,000

John Cooper Way, Coalville LE67 4AQ

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01530 223402



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Step Inside

Key Features

- Ideal first time buy/buy to let
- Modern throughout
- Ground floor WC
- Off road parking for 2 cars
- 2 double bedrooms
- Immaculately presented throughout
- EPC B
- Enclosed rear garden
- Garden not overlooked

Property Description

IDEAL FIRST TIME BUY! Reddington Sales & Lettings take pleasure in bringing to market this IMMACULATELY PRESENTED 2 DOUBLE BEDROOM semi detached property, which is located on a desirable development on the outskirts of Coalville. The property offers a modern fitted kitchen/diner, WC and lounge with French style doors on the ground floor. To the first floor, there are 2 double bedrooms and a bathroom. Externally, there is an enclosed rear garden which is not overlooked and off road parking to the side for 2 cars. This property is certainly something that you could move straight in to! Viewing is very highly recommended! EPC rating B, Council tax band B.

Main Particulars

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Front

An attractive and modern frontage with a small gravelled area and slabs leading up to the front door, contemporary decorative cladding and a side tarmac drive providing off road parking for 2 cars. There is also side gated access to the rear garden.

Kitchen/Diner

3.66m x 3.01m (12' 0" x 9' 11") A stylish and contemporary fitted kitchen with a selection of matching wall and base units with worktop over, UPVC double glazed window to the front, tiled flooring, integrated electric oven and gas hob with stainless steel splashback and integrated extractor, space and plumbing for washing machine and dishwasher, space for upright fridge/freezer, heating radiator and ceiling pendant lighting.

Lounge

3.97m x 3.65m (13' 0" x 12' 0") A bright and spacious living area with feature UPVC double glazed French style doors leading out to the rear, heating radiator, ceiling pendant lighting and carpeted.

WC

A handy ground floor cloakroom with WC, hand wash basin, heating radiator, tiled splashback, tiled flooring and ceiling pendant lighting.

Stairs & Landing

Carpeted stairs leading up from the entrance hall. Landing giving access to both bedrooms and bathroom.

Bathroom

1.99m x 1.93m (6' 6" x 6' 4") A modern bathroom fitted with a white three piece suite consisting of panelled bath with wall mounted mains shower and shower screen, WC, hand wash basin, part tiled walling, wall mounted heated towel rail, wall mounted extractor fan, tiled flooring, UPVC double glazed frosted window to the side,

shaving point and ceiling pendant lighting.

Bedroom 1

3.99m x 3.12m (13' 1" x 10' 3") A good sized double bedroom with UPVC double glazed window to the front, over stairs storage cupboard, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 2

3.99m x 2.70m (13' 1" x 8' 10") A good sized double bedroom with UPVC double glazed window to the rear, fitted wardrobe storage, heating radiator, ceiling pendant lighting and carpeted.

Rear Garden

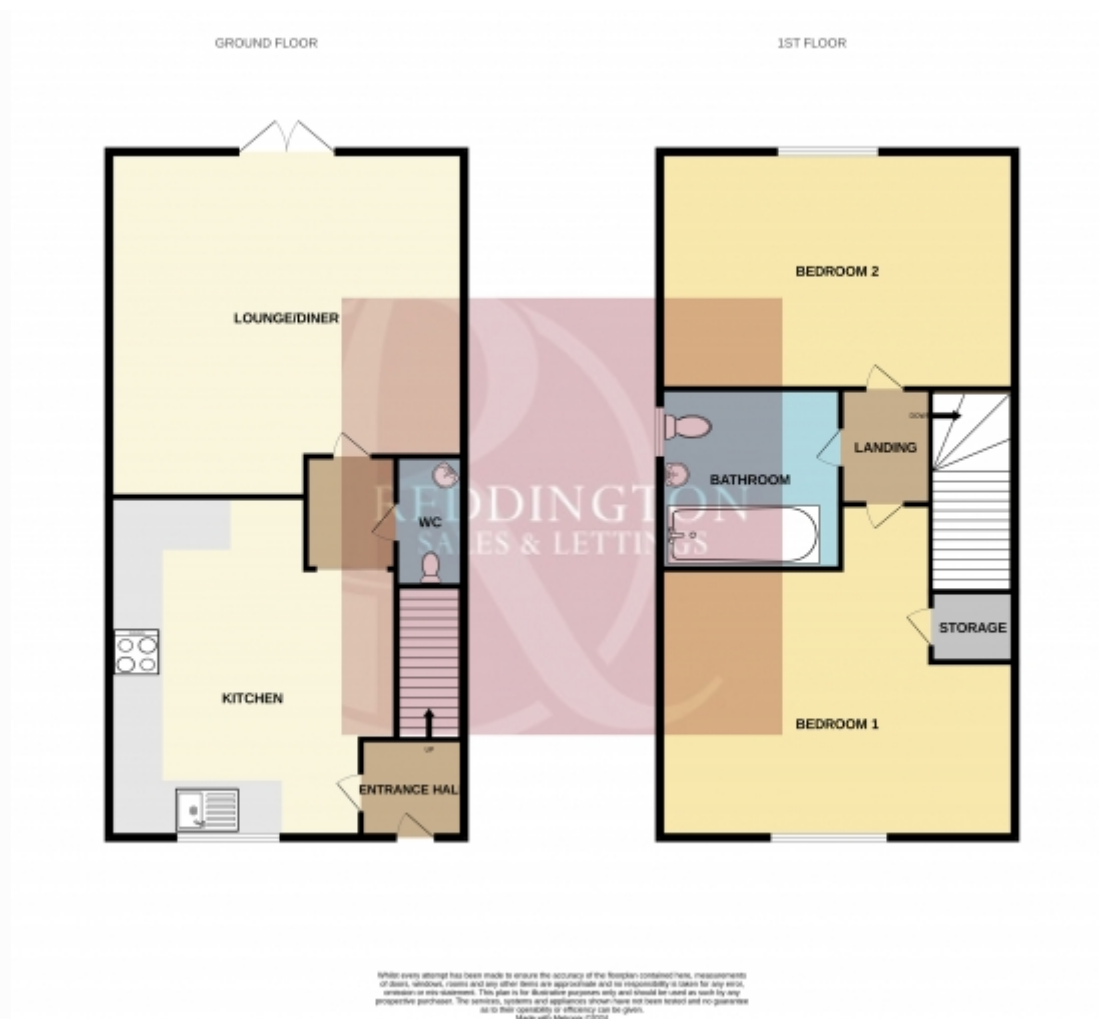
A good sized enclosed rear garden which is not overlooked at all! With a slabbed patio, large lockable storage shed, laid to lawn, outside tap access, outside security lighting, fenced boundaries and side gated access.

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.

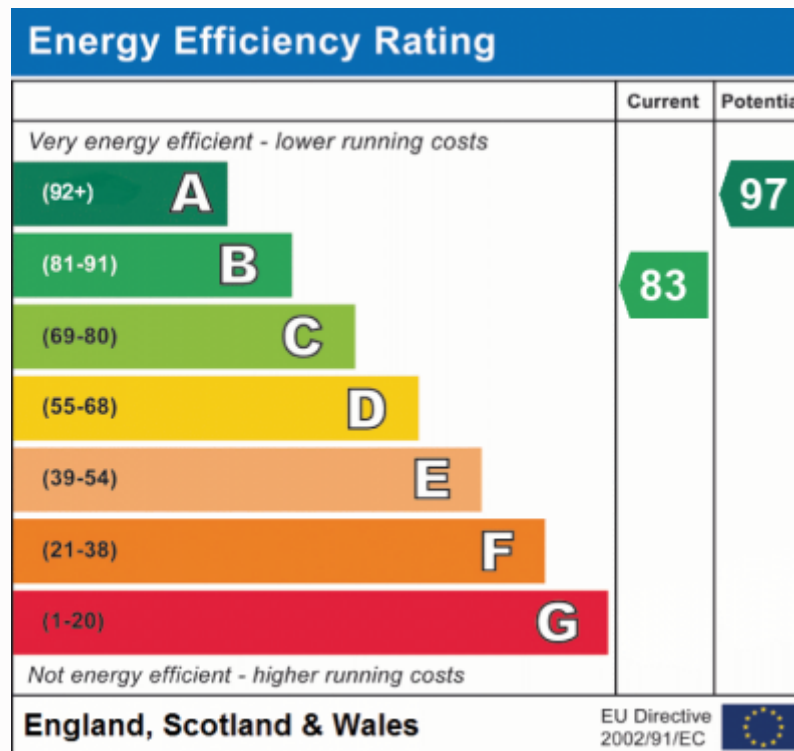
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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