



£260,000

Hermitage Road, Coalville LE67 5EG

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01530 223402

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# Step Inside

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## Key Features

- Immaculately presented throughout
- 3 bedroom semi detached
- Large rear conservatory
- Impressive kitchen diner
- Woodburning stove
- Large bathroom
- Ample off road parking
- Close proximity to town

## Property Description

IMMACULATE PRESENTATION. Reddington Sales & Lettings are pleased to present to market this immaculately presented, 3 BEDROOM semi detached property, which is located in a popular are of Whitwick and within close proximity to Coalville town centre. The property is ideal for first time buyer or family and is ready to move straight in to. The lounge features a cosy WOOD BURNING STOVE and to the rear is an impressive kitchen/dining/entertaining area along with access to a large conservatory. Externally, there is an enclosed rear garden and a front driveway providing off road parking for 2 cars. EPC rating D, Council tax band B.

## Main Particulars

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EPC rating D, Council tax band B.

### Front

A traditional frontage with a block paved driveway and plum slate gravelled corner with a wall surround. Off road parking comfortably for 2 cars.

### Entrance Hall

A welcoming entrance hall with stairs leading up to the first floor, heating radiator, ceiling pendant lighting, wood effect flooring and doors giving access to the lounge and kitchen/diner.

### Lounge

3.81m x 4.27m (12' 6" x 14' 0") A great sized living area with a feature UPVC double glazed curved front window, wood burning stove with tiled hearth, heating radiator, ceiling pendant lighting and carpeted.

### Kitchen/Diner

5.63m x 4.28m (18' 6" x 14' 1") a stunning kitchen/dining area which is perfect for entertaining! With a feature gas fireplace and surround, UPVC double glazed window to the side and doors to the conservatory, wooden flooring and vinyl flooring to the kitchen, heating radiator, ceiling pendant lighting, selection of wall and base units with worktop over, Belfast style sink with mixer tap, tiled splashbacks, space for large American style fridge/freezer, space and plumbing for washing machine, integrated dishwasher and ceiling spotlights.

### Conservatory

5.25m x 3.72m (17' 3" x 12' 2") A large rear conservatory with door leading out to the rear garden, heating radiator, wood effect flooring and lighting.

### Stairs & Landing

Carpeted stairs leading up from the entrance hall. Landing with small UPVC double glazed window to the side, ceiling pendant lighting and doors giving access to all 3 bedrooms and the bathroom.

#### Bathroom

2.11m x 2.53m (6' 11" x 8' 4") Fitted with a white three piece suite consisting of panelled bath with wall mounted electric shower and shower screen, vinyl flooring, storage cupboard, WC, hand wash basin, heating radiator, wall mounted extractor fan and ceiling pendant lighting.

#### Bedroom 1

3.49m x 4.27m (11' 5" x 14' 0") Good sized double bedroom with UPVC double glazed window to the rear, heating radiator, ceiling pendant lighting and carpeted.

#### Bedroom 2

2.85m x 3.65m (9' 4" x 12' 0") Good double sized room with UPVC double glazed window to the front, fitted wardrobe storage, heating radiator, ceiling pendant lighting and carpeted.

#### Bedroom 3

2.48m x 2.24m (8' 2" x 7' 4") With UPVC double glazed window to the front, heating radiator, ceiling pendant lighting and wood effect flooring.

#### Rear Garden

A large enclosed and attractive rear garden with a raised decking seating/entertaining area with steps leading down to a laid to lawn garden with mature planted borders and fenced and hedged boundaries. 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. 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.



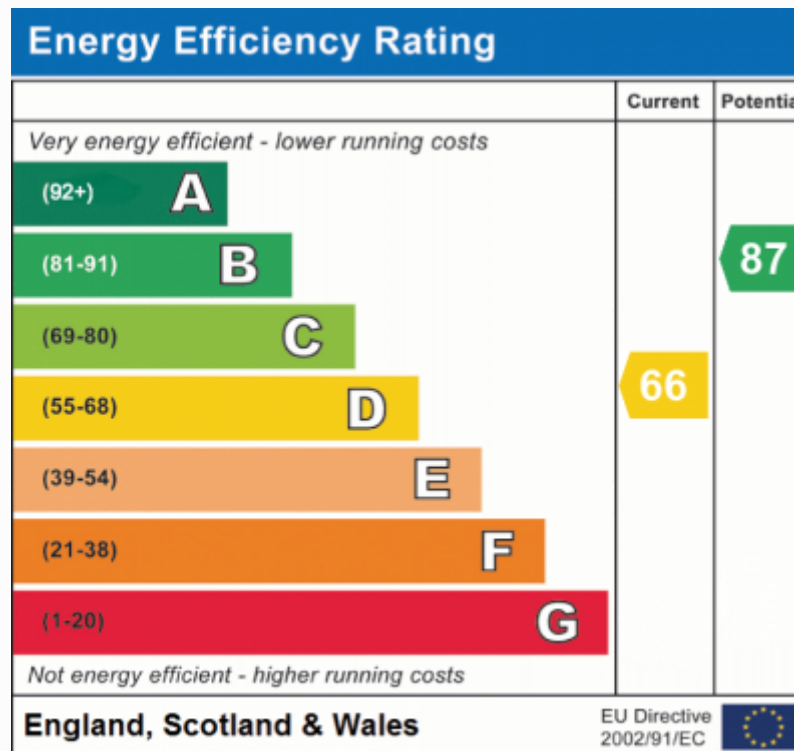




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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Telephone: 01530 223402



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