



**3 Castle Rock Drive, Coalville, Leicestershire. LE67 4SD**

**£285,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

Reddington Sales & Lettings take pleasure in bringing to market this 3 bedroom detached bungalow with integrated single garage, located in a popular area of Coalville. Being sold with no upward chain, the property is in need of modernisation, however offers spacious living with a large dual aspect lounge/diner, kitchen/diner, bathroom and three good sized bedrooms. To the front, there is a private driveway providing ample off road parking along with a laid to lawn area with planted borders. To the rear, there is a large laid to lawn garden with patio area along with hedge and fenced borders. EPC D. Council tax band D.

## FEATURES

- spacious living
- Large lounge/diner
- Integral garage
- Large rear garden
- Off road parking for 2 cars
- Three bedrooms
- Detached 3 bedroom bungalow
- Close to local amenities
- NO UPWARD CHAIN



## ROOM DESCRIPTIONS

### Entrance Porch

Entrance porch given access by the UPVC front door.

### Hallway

Entrance Hallway providing access to storage cupboard, kitchen/diner & lounge/diner.

### Integral Garage

2.74m x 5.04m (9' 0" x 16' 6") With UPVC window to rear aspect, power and lighting, access to the boiler & up and over door.

### Lounge/Diner

6.37m x 5.6m (20' 11" x 18' 4") A large, dual aspect lounge/diner with UPVC windows to front and side aspects, triple ceiling pendant lighting, heating radiators, gas fireplace with surround & carpeted.

### Kitchen/Diner

4.84m x 2.97m (15' 11" x 9' 9") A spacious kitchen/diner with UPVC window to rear aspect, matching wall and base units with worktop over, integrated oven & gas hob, tiled splashbacks, space for freestanding fridge/freezer. space and plumbing for washing machine, heating radiator, carpeted & ceiling pendant lighting.

### Hallway

Hallway leading from the lounge/diner which is carpeted, with ceiling pendant lighting, provides access to a storage cupboard along with access to the bathroom and three bedrooms.

### Bedroom 1

3.26m x 3.65m (10' 8" x 12' 0") With UPVC window to rear aspect, ample fitted wardrobe and storage space, heating radiator & ceiling pendant lighting.

### Bedroom 2

3.04m x 3.65m (10' 0" x 12' 0") With UPVC window to rear aspect, ample wardrobe space, carpeted, heating radiator & ceiling pendant lighting.

### Bedroom 3

2.40m x 2.77m (7' 10" x 9' 1") With UPVC window to side aspect, heating radiator, carpeted & ceiling pendant lighting.

### Rear garden

A large rear garden which offers a laid to lawn area and patio with hedge and fenced borders. There is also a side gate which provides access to the front driveway.

### 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.

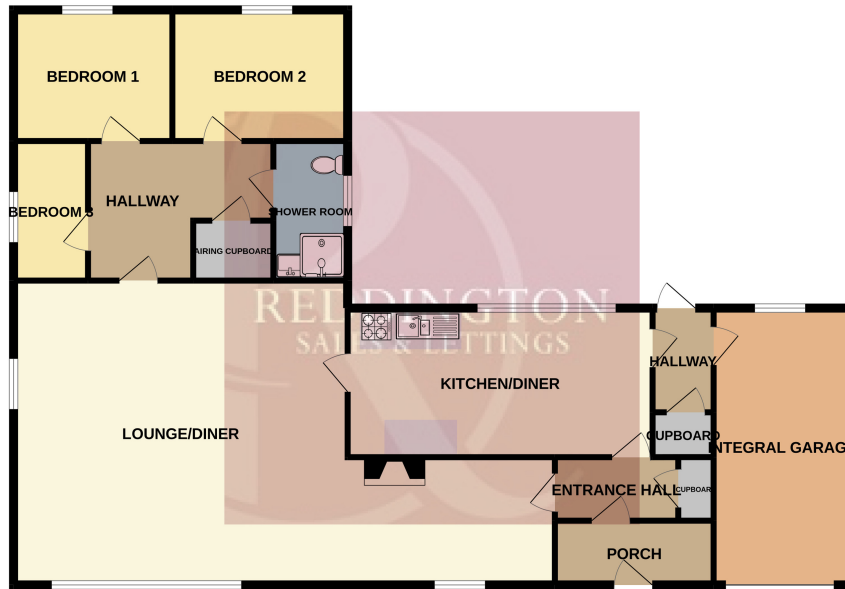






# FLOORPLAN & EPC

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantees as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		