



39 James Street, Coalville, Leicestershire. LE67 3BX

£149,950 Freehold

FOR SALE



## PROPERTY DESCRIPTION

This spacious and well-presented property that offers generous living accommodation, ideal for families or individuals looking for a comfortable home with character features and modern amenities.

## FEATURES

- Spacious terraced house
- 2 reception rooms
- 2 double bedrooms
- Modern white kitchen
- 4 piece bathroom suite
- Low maintenance enclosed garden
- Gas central heating and uPVC double glazing
- Council Tax Band A
- EPC Rating E



## ROOM DESCRIPTIONS

### Kitchen

4.40m x 1.75m (14' 5" x 5' 9") The kitchen boasts a white shaker-style design, including a 1.5-bowl drainer sink with mixer taps, ample space and plumbing for a washing machine and fridge, and an integrated gas hob and electric oven. UPVC double-glazed windows to the side provide natural light, with additional pendant lighting, ceiling coving, and a carbon monoxide detector for safety.

### Reception Room One

3.59m x 3.70m (11' 9" x 12' 2") Enter through a UPVC double-glazed door into the welcoming reception room featuring an elegant Adam style fireplace with marble insert and electric cobblestone-effect fire. Includes a cupboard housing the electric and gas meters, a radiator, and a UPVC double-glazed window to the front aspect.

### Reception Room Two

3.70m x 3.67m (12' 2" x 12' 0") Accessed through a glazed door, the second reception room features a gas fire with a stylish Adam style surround, marble-effect insert, and hearth. With a dual-panel radiator, UPVC double-glazed window to the rear, and a gas central heating thermostat control, this room offers a cosy space for relaxation. A door leads to the staircase.

### First Floor Landing

Fitted with pendant lighting, laminate flooring, and a radiator.

### Bedroom One

3.70m x 3.59m (12' 2" x 11' 9") A bright and spacious bedroom with a UPVC double-glazed window to the front aspect, radiator, and laminate flooring.

### Bedroom Two

3.88m x 3.63m (12' 9" x 11' 11") Another well-sized double bedroom with a single-panel radiator, UPVC double-glazed window to the rear, a built-in storage cupboard, and loft access. Pendant lighting adds a warm ambience.

### Family Bathroom

2.95m x 3.01m (9' 8" x 9' 11") This generous bathroom offers a four-piece white suite comprising a low-flush WC, bath, separate shower cubicle with Triton electric shower, and a pedestal wash basin. Partially tiled, with a UPVC double-glazed window to the rear, ceiling spotlights, and vinyl flooring. A cupboard houses the Valliant Combi boiler with additional storage space.

### Rear Yard and Garden

To the rear, the property has a low-maintenance, enclosed garden featuring a paved area, outdoor tap, lighting, and a timber shed. The garden is bordered by timber panel fencing with a garden gate and includes a feature patio and grass area, perfect for outdoor enjoyment.



## ROOM DESCRIPTIONS

**This charming property combines character details with modern functionality, ideal for comfortable living in Coalville.**

### Agents Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 15mbps, superfast 80mbps and Ultrafast 1000mbps. Mobile signal strengths are strong for O2 and medium strengths for EE, Vodaphone and Three.

### Legal Information

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 or 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.







# EPC

