



10 Buckthorn Road, Coalville, Leicestershire. LE67 3QB

£270,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

IMMACULATE & SPACIOUS, 4 BEDROOMS! Reddington Sales & Lettings are pleased to bring to market this 4 bedroom, spacious semi detached home, which is ideally situated in an incredibly popular location! The property is immaculately presented throughout and to a high finish. Whilst occupying a larger than average plot, it features a driveway to the front providing off road parking for 2 cars and a well maintained rear garden. The ground floor comprises; entrance hall, WC, lounge and kitchen/diner. To the first floor are 4 good sized bedrooms, an en-suite to the master and a family bathroom. Viewing is HIGHLY recommended to appreciate!

EPC rating B, Council tax band C. Tenure- Freehold

FEATURES

- Spacious 4 bedroom family home
- Larger than average plot
- Immaculately presented throughout
- Large rear garden
- Off road parking for 2 cars
- Open plan kitchen diner
- Downstairs WC
- Large lounge
- EPC B
- Council Tax Band C
- Tenure- Freehold



ROOM DESCRIPTIONS

Front

An attractive and modern frontage with a tarmac driveway providing off road parking for 2 cars and side gated access through to the rear garden.

Entrance Hall

A spacious and larger than average entrance hall with stairs leading up, heating radiator, ceiling pendant lighting and access to the lounge, WC and kitchen/diner.

Lounge

5.75m x 3.57m (18' 10" x 11' 9") An incredibly spacious lounge with uPVC double glazed windows to the front and side, feature electric flame effect fireplace with surround, heating radiators, dual ceiling pendant lighting and carpeted.

Kitchen/Diner

3.89m x 5.86m (12' 9" x 19' 3") A bright and spacious open plan kitchen/dining area. Kitchen fitted with a selection of matching wall and base units with worktop over. Integrated double oven, 5 ring gas hob, extractor hood, fridge/freezer, dishwasher and washing machine. 1 1/2 bowl sink and drainer with mixer tap, tiled splashbacks, boiler cupboard (ideal) wood effect flooring and carpeted, heating radiator, uPVC double glazed window to the rear and French doors and dual ceiling pendant lighting.

WC

A handy ground floor cloakroom with low level WC, hand wash basin, heating radiator, wood effect flooring and ceiling pendant lighting.

Stairs & Landing

Carpeted stairs leading up from the entrance hall. Landing gives access to a large airing cupboard, all 4 bedrooms and the family bathroom, as well as loft access and ceiling pendant lighting.

Bathroom

2.06m x 2.22m (6' 9" x 7' 3") A modern and spacious family bathroom fitted with a white three piece suite consisting of panelled bath with shower over, low level WC, hand wash basin, part tiled walling, wood effect flooring and ceiling spotlights.

Master Bedroom

3.91m x 3.27m (12' 10" x 10' 9") Impressive master bedroom suite with feature floor to ceiling uPVC double glazed window to the front, integrated storage cupboard, heating radiator, ceiling pendant lighting, carpeted and access to the en-suite.

En-Suite

2.06m x 1.44m (6' 9" x 4' 9") A spacious and modern en-suite consisting of double step in shower enclosure with sliding doors, uPVC double glazed opaque window to the side, low level WC, hand wash basin, heating radiator, part tiled walling, wood effect flooring and ceiling pendant lighting.

Bedroom 2

3.62m x 2.74m (11' 11" x 9' 0") Double sized bedroom with uPVC double glazed window to the rear, ample wardrobe space, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 3

2.51m x 3.02m (8' 3" x 9' 11") With uPVC double glazed window to the rear, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 4

2.46m x 2.48m (8' 1" x 8' 2") With uPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

Rear Garden

A spacious and attractive rear garden with a slabbed patio area, laid to lawn, fenced boundaries, outside wall lighting and knee height lighting down the side gated access.

Agents Note

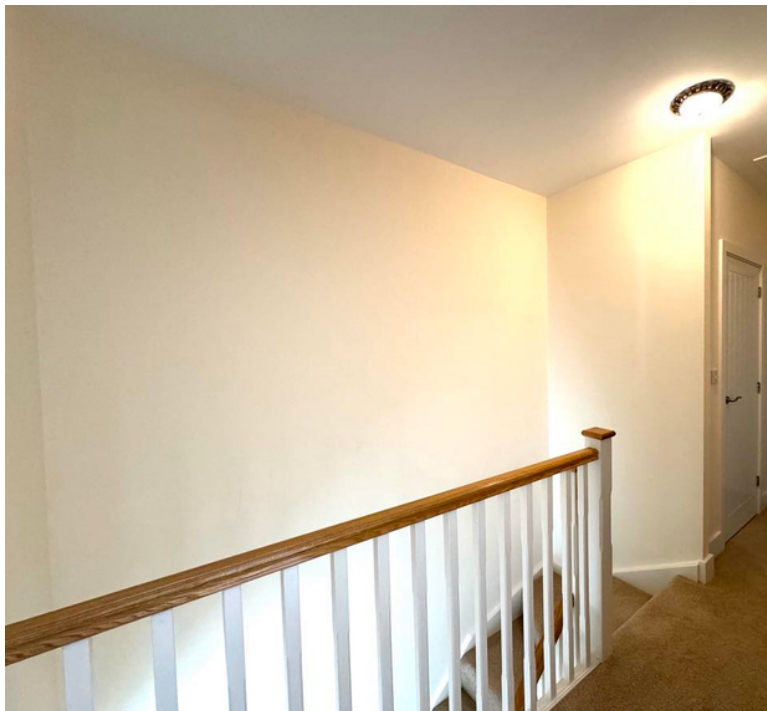
This property is standard built construction. The property is connected to mains gas, electricity and sewerage. Broadband speeds are (standard 6mbps, superfast 124mbps, ultrafast 1000mbps) Mobile signal strengths are full strength for O2, Three and Vodafone and medium strength for Three.

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



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 guarantee as to their operability or efficiency can be given.
Made with Metroplan 5/2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	85	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	