



36 Botts Way, Coalville, Leicestershire. LE67 4BT

- 4 bedroom detached property
- Fully fitted breakfast kitchen
- Separate lounge and dining room
- Fitted wardrobes to bedroom 1 and 2
- Large private rear garden
- Tandem garage
- Parking for multiple cars
- Desirable location
- In need of some modernisation
- Council Tax Band D
- EPC Rating TBC



PROPERTY DESCRIPTION

Spacious Four-Bedroom Detached Home with Tandem Garage in a Desirable Location

Welcome to Botts Way, a generously sized family home offering fantastic potential in a sought-after area. This detached property features four bedrooms, three bathrooms, and versatile living spaces, including a lounge, dining room, and breakfast kitchen. The home also boasts a tandem garage, providing excellent storage or parking for multiple vehicles, and a private rear garden perfect for outdoor enjoyment.

As part of a deceased estate, with probate already granted, this property is offered as a blank canvas for buyers to modernise and create their dream home. Don't miss the opportunity to view this property and envision the possibilities it holds!



ROOM DESCRIPTIONS

Entrance Hallway

2.73m x 1.75m (8' 11" x 5' 9") Front door opens into hallway with stairs to first floor landing, coving to ceiling, smoke alarm, room thermostat, radiator and door leading into lounge.

Lounge

6.12m x 3.58m (20' 1" x 11' 9") Benefiting from a UPVC double-glazed bay window to front aspect, Adam style fire surround with marble hearth (agent's note: there is a gas fire fitted - it is connected but hasn't been used in a good number of years). Radiator, coving to ceiling double doors opening into dining room.

Dining Room

2.88m x 3.55m (9' 5" x 11' 8") With UPVC double doors opening out onto patio area, pendant lighting, coving to ceiling, carpeted, single panel radiator. Door leading into breakfast kitchen.

Breakfast Kitchen

3.15m x 4.41m (10' 4" x 14' 6") Fully fitted kitchen, light oak effect with rolled edge work surfacing and tiled splashback, one and a half bowl drainer sink with mixer tap set over, four-ring electric hob with extractor fan over, electric double oven with grill over, lighting, space for fridge freezer, aerial point, radiator, archway leading to dining room.

Utility Area

1.82m x 1.33m (6' 0" x 4' 4") Benefiting from drainer sink with mixer tap set over, further matching base and eye-level units, space and plumbing for washing machine and dishwasher, tiled splashback, ceramic flooring, UPVC double-glazed window and door to rear aspect, understairs cupboard providing further storage.

Ground Floor Bathroom

1.49m x 1.36m (4' 11" x 4' 6") Low flush WC, wash basin with vanity unit under, tile splashback, pendant lighting, UPVC double-glazed obscured window to front aspect, radiator, ceramic flooring.

First Floor Landing

With access to roof space, pendant lighting, storage cupboard housing hot water tank with shelving.

Bedroom One

3.64m x 3.62m (11' 11" x 11' 11") Benefiting from fitted wardrobes, UPVC double-glazed window to front aspect, single panel radiator.

En Suite Shower Room

3.04m x 1.5m (10' 0" x 4' 11") WC, wash basin set within vanity unit with tiled splashback, extractor fan, lighting, shower area set up as a wet room, fully tiled with Myra electric shower over and in need of full modernisation. Also includes shaver point, UPVC double-glazed frosted window to front aspect, single panel radiator.

Bedroom Two

3.47m x 3.48m (11' 5" x 11' 5") Located to the rear of the property, double glazed window to rear aspect, double fitted wardrobes, single panel radiator, carpeted, pendant lighting.

Bedroom Three

3.48m x 3.12m (11' 5" x 10' 3") UPVC double-glazed window to rear aspect, a good size bedroom with some limited headspace in the eaves.

Bedroom Four

2.59m x 2.09m (8' 6" x 6' 10") A single bedroom with UPVC double-glazed window to rear aspect, this room has historically been used as a study.

Family Bathroom

3.32m x 1.65m (10' 11" x 5' 5") Including bath with Titan electric shower over, part tiled, heated towel rail, window extractor fan, low flush WC, wash basin with mixer tap set over, set within a vanity unit, (agents note this we have been advised this sink leaks please do not use).

Garage

8.83m x 2.56m (29' 0" x 8' 5") Tandem garage with lighting and power.

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 6mbps, superfast 80mbps and Ultrafast 1000mbps. Mobile signal strengths are medium for EE, Vodaphone, O2 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.



FLOORPLAN



GROUND FLOOR

1ST 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 guarantee as to their operability or efficiency can be given.
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