



5 Nene Way, Coalville, Leicestershire. LE67 4BX

£237,500 Freehold

FOR SALE



PROPERTY DESCRIPTION

MODERN DETACHED HOME! Reddington Sales & Lettings are pleased to bring to market this well presented, 3 BEDROOM DETACHED family home, which is located in a desirable area on the outskirts of Coalville. Ideally located close to local schools, amenities and motorway links, this property presents a fantastic opportunity!

Ground floor comprises; entrance hall, WC, fitted kitchen, lounge and conservatory. To the first floor are 3 bedrooms and a bathroom. There is a large garden to the rear and off road parking for 2 cars to the side. Viewing is HIGHLY recommended to appreciate!

AWAITING EPC, Council tax band C. Tenure- Freehold

FEATURES

- Modern detached family home
- 3 bedrooms
- Modern fitted kitchen
- Conservatory to rear
- Off road parking for 2 cars
- Large enclosed garden
- Council Tax Band C
- Tenure- Freehold
- AWAITING UPDATED EPC



ROOM DESCRIPTIONS

Entrance Hall

A welcoming entrance hall with access to the WC, kitchen and lounge. Stairs leading up to the first floor.

Kitchen

2.53m x 3.95m (8' 4" x 13' 0") A modern and bright fitted kitchen fitted with a selection of wall and base units with worktop over, uPVC double glazed window to the front, back door, 1 1/2 bowl sink and drainer with mixer tap, integrated Zanussi electric oven, gas hob and dishwasher, integrated washer dryer, heating radiator and ceiling spotlights.

Lounge

4.45m x 3.66m (14' 7" x 12' 0") A good sized living area with fireplace and surround, laminate flooring, heating radiator, ceiling pendant lighting and uPVC double glazed sliding doors to the conservatory.

Conservatory

3.36m x 3.41m (11' 0" x 11' 2") Large and bright rear conservatory with electric heating radiator, laminate flooring and double doors leading out to the garden.

WC

Handy ground floor cloakroom with WC, hand wash basin, heating radiator, uPVC double glazed opaque window to the front and ceiling pendant lighting.

Stairs & Landing

Carpeted stairs leading up from the entrance hall. Landing giving access to the 3 bedrooms and bathroom.

Bathroom

1.81m x 1.90m (5' 11" x 6' 3") Modern family bathroom fitted with a white three piece suite consisting of panelled P shaped bath with shower over, WC, hand wash basin, uPVC double glazed opaque window to the front, tiled walls, tiled floors and ceiling pendant lighting.

Bedroom 1

2.50m x 3.82m (8' 2" x 12' 6") Measurements to fitted wardrobe. Double-sized bedroom with uPVC double-glazed window to the rear, heating radiator, ceiling pendant lighting and carpet.

Bedroom 2

2.50m x 2.96m (8' 2" x 9' 9") Double sized bedroom with uPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 3

1.84m x 2.47m (6' 0" x 8' 1") Currently being used a dressing room. With uPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

Rear garden

Situated on a corner plot with a block paved patio, laid-to lawn garden, gravelled borders, side gated access and fenced boundaries and garden shed.

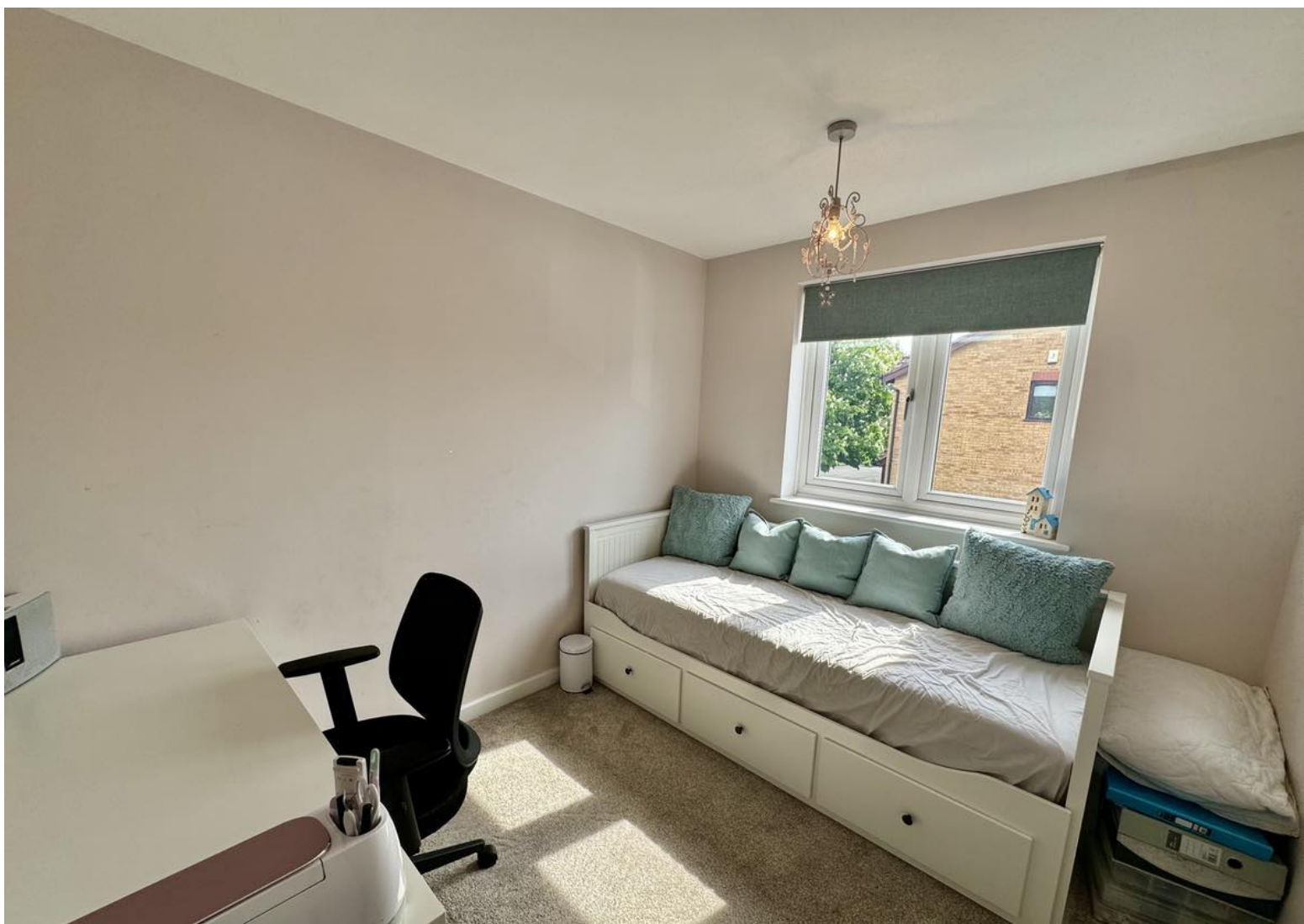
Agents Note

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, ultrafast 1000mbps) Mobile signal strengths are full strength for O2, EE 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 or omission of this 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	