



**50 Dunbar Road, Coalville. LE67 4RT**

**£240,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

Set in a quiet and family-friendly cul-de-sac in Coalville, this stylishly renovated three-bedroom semi-detached home is ready to move straight into. Perfect for growing families, the property offers generous living space and modern finishes throughout. Downstairs features a spacious lounge, a contemporary kitchen-diner ideal for everyday living and entertaining, and a bright conservatory that leads out to a landscaped rear garden—perfect for relaxing or hosting. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. Outside, the home boasts off-road parking for up to five vehicles and a garage, offering plenty of space for storage or a home workshop. With its fantastic location, high-quality finish, and ample space both inside and out, this is a home not to be missed. Early viewing is highly recommended.

EPC Rating D    Council Tax Band B

## FEATURES

- Three Bedroom Semi Detached Property
- Renovated Throughout
- Good Sized Bedrooms
- Open Plan Kitchen Diner
- Landscaped Rear Garden
- Off Road Parking for Multiple Cars
- Spacious Conservatory
- Located on a Quiet Cul-de-sac
- Council Tax Band B
- EPC Rating D





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Entered through a stylish composite front door with feature glass, the welcoming entrance hall offers a warm first impression. It provides access to the lounge and features a useful storage cupboard, ideal for coats and shoes. Carpeted for comfort, the hallway also houses the staircase leading to the first floor.

#### Lounge

4.33m x 3.81m (14' 2" x 12' 6")

A very spacious and inviting room featuring a large UPVC window to the front aspect, allowing plenty of natural light to fill the space. The focal point is a stylish gas feature fireplace, perfect for cosy evenings in. Finished with soft carpeting underfoot, pendant lighting overhead, and a door leading through to the kitchen diner, this lounge offers both comfort and practicality for everyday family living.

#### Kitchen Diner

5.26m x 2.5m (17' 3" x 8' 2")

This modern and spacious kitchen diner is fitted with a range of wood-effect base and eye-level units one of these housing the regularly serviced boiler, this is complemented by contrasting dark worktops for a contemporary finish. It includes an integrated under-counter fridge, integrated dishwasher, induction hob with extractor hood, and a built-in electric fan-assisted oven. Plumbing is in place for a washing machine. A UPVC window offers views to the rear aspect, while French doors lead directly into the conservatory, seamlessly connecting the indoor and outdoor living spaces. Additional features include a large understairs storage cupboard and a frosted glass door providing side access to the driveway.

### Conservatory

2.4m x 2.8m (7' 10" x 9' 2")

A bright and spacious addition to the home, the conservatory offers a versatile living area perfect for relaxing or entertaining all year round. Finished with stylish wood-effect flooring and benefiting from underfloor heating, it provides a cosy atmosphere even in the colder months. French doors open out onto the landscaped rear garden, creating a seamless flow between indoor and outdoor living.

### Rear Garden

Beautifully landscaped and thoughtfully designed, the rear garden offers multiple areas to enjoy and unwind. On the lower level, there's a spacious patio area ideal for outdoor dining or entertaining. Steps lead up to a raised patio section—perfect for garden. Enclosed by timber panel fencing for privacy, the garden also benefits from a side door providing convenient access into the garage.

### Garage

A spacious and practical addition to the property, the garage is ideal for storage or workshop use. Recently updated, it features a new electric roller door to the front for easy access. The garage is fully equipped with both power and lighting, making it a functional space all year round.

### First Floor

#### Landing

The landing is a light-filled space with a UPVC window to the side aspect. It provides access to all three bedrooms and the family bathroom. The area is carpeted for added comfort and also includes loft access for additional storage.



## ROOM DESCRIPTIONS

### Bedroom One

3.25m x 3m (10' 8" x 9' 10")

A spacious double bedroom, bedroom one benefits from a large UPVC window to the rear aspect. The room features sliding wardrobes, providing ample storage space, which is included in the sale. With pendant lighting and soft carpeting underfoot, this bedroom offers a comfortable and functional retreat.

### Bedroom Two

2.27m x 3.28m (7' 5" x 10' 9")

A well-proportioned room with a UPVC window to the front aspect, bedroom two offers a comfortable living space. The room features pendant lighting and soft carpeting. A corner wardrobe provides convenient storage, with additional storage space included in the sale.

### Bedroom Three

2.10m x 3.19m (6' 11" x 10' 6")

Another spacious double bedroom, bedroom three features a UPVC window to the front aspect, allowing natural light to fill the room. The room is finished with pendant lighting and soft carpeting. It also benefits from wardrobes and storage drawers, which are included in the sale, providing excellent storage solutions.

### Bathroom

The bathroom features a UPVC frosted window to the rear aspect. It includes a convenient storage cupboard that houses the water tank, with additional space for storing essentials. The room is equipped with a large corner shower, a hand wash basin with a vanity unit, and a WC. Vinyl flooring adds practicality, while the heated towel rail ensures comfort all year round.

### 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 3mbps and superfast 49mbps. Mobile signal strengths are strong for O2 and medium for EE, Vodafone 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.





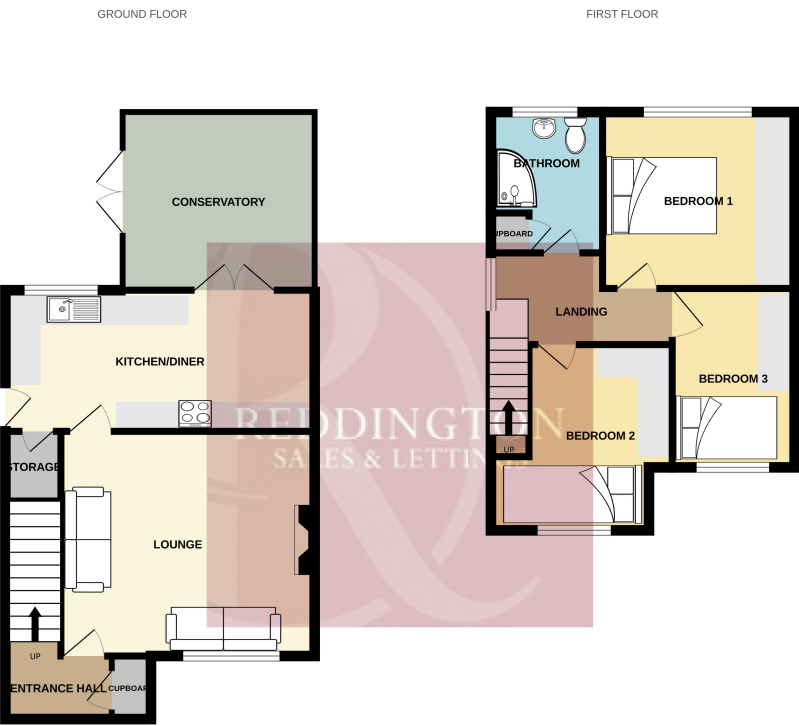








FLOORPLAN & EPC



While 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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