



17 Boylan Road, Coalville, Leicestershire. LE67 3JG

Offers Over £245,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

This spacious 4-bedroom, 3-storey semi-detached property is situated on a desirable corner plot, offering both privacy and ample outdoor space with a good-sized garden. The property boasts generously sized rooms across all floors, providing plenty of room for comfortable living. Additional features include a single garage for secure parking and extra storage. Located in a sought-after area, this home offers a perfect blend of comfort and convenience.

EPC Rating C Council Tax Band D

FEATURES

- Modern 3-Storey Townhouse
- 4 Good-Sized Bedrooms
- Master Suite with Fitted Wardrobes & En-Suite
- Modern Fitted Kitchen
- New Boiler Fitted in 2024
- French Doors Leading onto the Garden
- Good-Sized Rear Garden
- Desirable Corner Plot with Garage
- EPC Rating C
- Council Tax Band D



ROOM DESCRIPTIONS

Entrance Hallway

The property is entered via a black composite door, with wood-effect Amtico style flooring, a double panel radiator and two pendant lights. It provides access to the kitchen/dining room, stairs, WC and lounge.

Ground floor WC

The ground floor WC includes toilet, sink, and single panel radiator. A window to the front elevation allows natural light, with the fuse box conveniently located nearby.

Kitchen Dining Area

4.2m x 2.9m (13' 9" x 9' 6") The kitchen/dining room features a cream-fitted kitchen with plenty of storage and worktop space. It is equipped with a gas cooker, oven, and grill. A stainless steel sink adds a sleek touch, while the marble-effect tiles on the floor complement the overall aesthetic. The room benefits from natural light through a window to the front elevation, and two pendant light fittings provide a stylish and functional lighting solution. Additionally, the Vokèra boiler, installed in May 2024, ensures efficient gas central heating throughout the home.

Living Room

4.9m x 3.9m (16' 1" x 12' 10") The living room is a comfortable space featuring two single panel radiators and an under-stairs storage cupboard. A window to the rear elevation allows natural light, while French doors lead out to the garden. Two pendant lights provide additional lighting throughout the room.

First Floor Landing

The landing is fitted with a spotlight for efficient lighting and includes a storage cupboard housing the water tank and providing access to bedrooms two, three and four.

Bedroom Two

3.9m x 2.8m (12' 10" x 9' 2") Bedroom two is a spacious double room, featuring a pendant light to the ceiling and a single panel radiator for warmth. A UPVC window to the rear elevation allows natural light to fill the space.

Bedroom Three

3.8m x 2.8m (12' 6" x 9' 2") Bedroom three is a well-sized double room, featuring a UPVC window to the front elevation that lets in plenty of natural light. It includes a single panel radiator and a pendant light.

Bedroom Four

3m x 2m (9' 10" x 6' 7") Bedroom four is a single room, currently used as a nursery, featuring a single panel radiator and a pendant light and UPVC window to the rear elevation.

Family Bathroom

The bathroom features a bath with a shower attachment, low flush WC and hand wash basin. Window to the front elevation and ceiling lighting ensures the space is well-lit. A single panel radiator adds warmth to the room.

Second Floor Landing



ROOM DESCRIPTIONS

Master Bedroom Suite

5.9m x 4.7m (19' 4" x 15' 5") The master bedroom located on the top floor, is a large, spacious room with a double panel radiator and a window to the front elevation. A skylight in the ceiling adds extra light, and access to the loft, which is fully boarded, provides additional storage space. Built-in wardrobes, installed in May 2024, offer convenient storage. The room also includes spotlights to the ceiling and access to the en-suite for added convenience.

En-suite Shower Room

The en-suite features a double walk-in shower, a hand wash basin, and low flush WC. The room also includes a heated towel rail, while a skylight to the rear elevation brings in natural light. The room is finished with a pendant light to the ceiling and a shaver point for added convenience.

Rear Garden

The garden features a patio area, perfect for outdoor seating, and a lawned rear section for added space. French doors lead directly out to the garden, while access to the garage is available through a convenient personnel door.

Garage

The garage is equipped with lighting and power sockets, providing a practical space for storage or other uses. It features an up-and-over garage door for easy access, as well as a personnel door leading directly to/from the garden.

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 208mbps and Ultrafast 1000mbps. Mobile signal strengths are strong for O2 and Vodafone, medium for EE and low for 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.

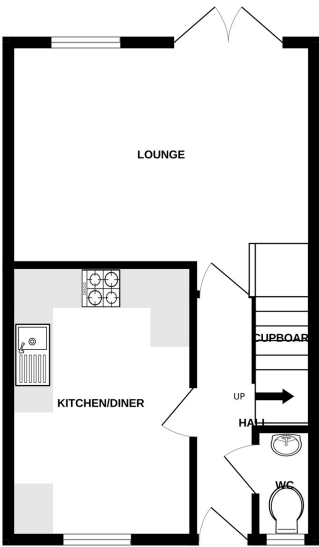




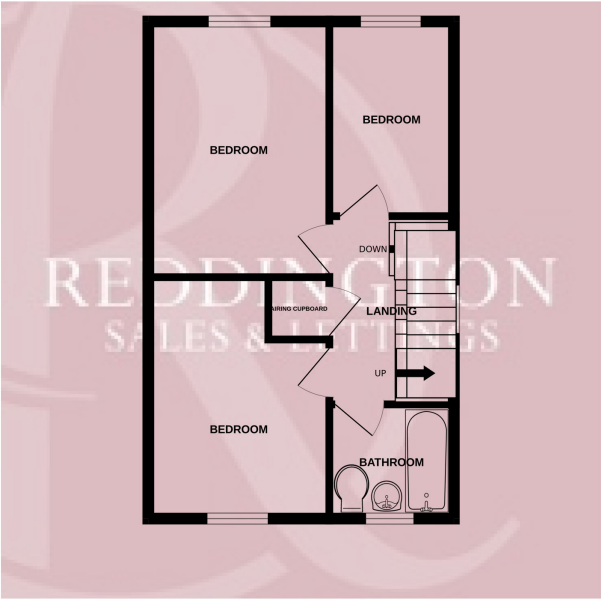


FLOORPLAN & EPC

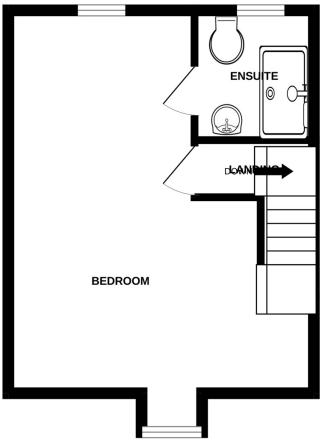
GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



2ND FLOOR
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 1082 sq.ft. (100.5 sq.m.) approx.

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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