



54 Sharpley Avenue, Coalville, Leicestershire. LE67 4DT

£310,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

IMMACULATELY PRESENTED! Reddington Sales & Lettings take pleasure in bringing to market this immaculate 3 BEDROOM DETACHED FAMILY HOME, which is located on a highly sought after cul-de-sac in the village of Whitwick. The property benefits from a landscaped front which provides ample off road parking and large rear garden with a stunning outlook over the playing fields. The ground floor comprises; entrance hall, 26FT LONG LOUNGE/DINER, conservatory and kitchen. To the first floor are 3 bedroom and a family bathroom. There is also a brick built detached garage with side personnel door and window. Viewing is VERY HIGHLY recommended in order to appreciate the substantial plot which this property occupies.

EPC awaited, Council tax band C. Tenure- Freehold

## FEATURES

- Immaculately presented throughout
- Detached family home
- 26ft long lounge/diner
- Landscaped driveway and garden
- Ample off road parking
- Detached brick built garage
- 3 bedroom detached
- Playing fields to the rear
- EPC awaited



## ROOM DESCRIPTIONS

### Front

Occupying a large plot, this property provides ample off road parking on its landscaped front and side with block paving and gravel as well as access to the detached garage and gated access through to the garden. There is also up/down style decorative lighting on the front porch.

### Entrance Hall

A welcoming and spacious entrance with wood effect flooring, heating radiators, ceiling pendant lighting, access to under stairs storage and door access to the lounge/diner and kitchen.

### Lounge/Diner

4.31m x 3.61m (14' 2" x 11' 10") Widening to 4.43m. An impressive, bright and spacious lounge/dining area with a feature wood burning stove with hearth and surround, wood effect flooring, uPVC double glazed window to the front and sliding doors to the conservatory, wall lighting and 2x ceiling pendant lights.

### Kitchen

3.03m x 3.37m (9' 11" x 11' 1") Fitted with a selection of fitted wall and base units with worktop over, uPVC double glazed window to the rear and back door, 1 1/2 bowl sink and drainer with mixer tap, integrated electric double oven and microwave, integrated gas hob with extractor hood, tiled splashbacks, tiled flooring, space for upright fridge freezer, heating radiator and ceiling pendant lighting.

### Conservatory

3.39m x 3.45m (11' 1" x 11' 4") A large and bright rear conservatory, accessed via uPVC double glazed sliding doors from the lounge/diner. With wood effect flooring, power and wall mounted heating.

### Stairs & Landing

Carpeted stairs leading up from the entrance hall. Landing with small uPVC double glazed window to the side, ceiling pendant lighting and doors giving access to all 3 bedrooms and family bathroom.

### Bathroom

2.43m x 2.37m (8' 0" x 7' 9") Fitted with a three piece suite consisting of panelled bath with wall mounted shower and shower screen, WC, hand wash basin, uPVC double glazed frosted window to the rear, vinyl flooring and ceiling pendant lighting. Access to a storage cupboard housing the property boiler.

### Bedroom 1

3.61m x 4.31m (11' 10" x 14' 2") Widening to 4.43m. A very large sized double bedroom with uPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

### Bedroom 2

3.38m x 3.32m (11' 1" x 10' 11") A good sized double bedroom with uPVC double glazed window to the rear, heating radiator, ceiling pendant lighting and carpeted.

### Bedroom 3

2.70m x 2.50m (8' 10" x 8' 2") With uPVC double glazed window to the front, access to storage cupboard, heating radiator, ceiling pendant lighting and carpeted.

### Large Detached Garage

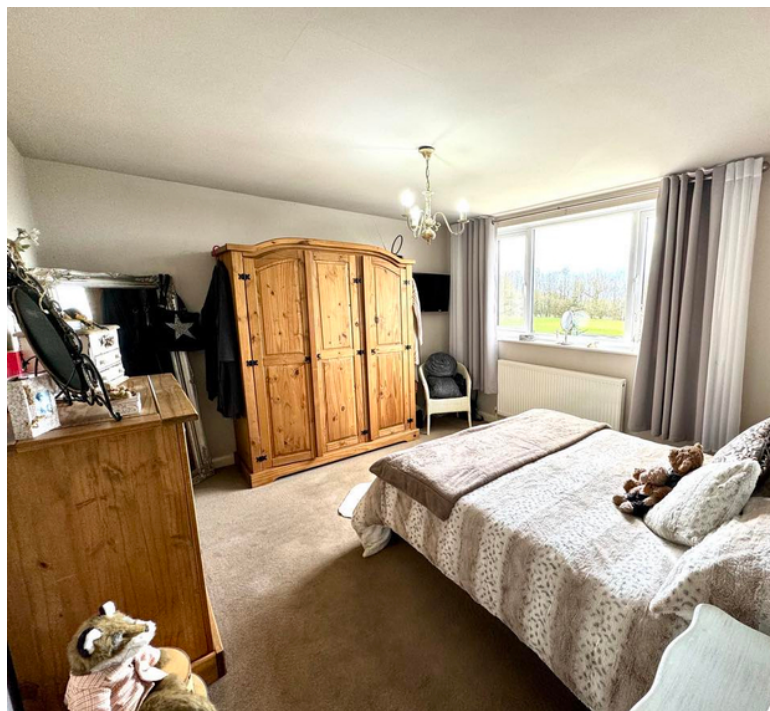
5.54m x 3.40m (18' 2" x 11' 2") With up and over front door, power and lighting inside and side personnel door access.

### Rear Garden

A beautiful and large rear landscaped garden with a block paved patio which is ideal for outdoor seating and entertaining, slabbed pathway, laid to lawn garden area, planted gravel borders, access to the garage via personnel door, fenced boundaries, outside security lighting, access via bottom gate to the rear playing fields and side gated access to the driveway.







# FLOORPLAN



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 operation or efficiency can be given.  
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