

FOR SALE

£120,000




8 Adam Morris Way, Coalville, Leicestershire. LE67 3AU

- Two Bedroom Ground Floor Apartment
- Fitted Kitchen
- Spacious Lounge
- Two Double Bedrooms
- Close to Local Amenities
- Designated Parking Space
- Council Tax Band B
- EPC TBC



Reddington Sales & Lettings

20-22, Main Street, Thringstone, Coalville, LE67 8NA

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PROPERTY DESCRIPTION

This immaculate 2-bedroom ground floor apartment in Coalville is the perfect opportunity for first-time buyers, downsizers, or investors. Boasting two spacious double bedrooms, a modern bathroom, and a generous lounge, the property offers both comfort and style. The fitted kitchen is well-equipped, while the apartment also benefits from a designated parking space. Don't miss out on this fantastic property—ready to move in and ideal for a range of buyers.

Council Tax Band B EPC TBC



ROOM DESCRIPTIONS

Entrance Hallway

The front door opens into a welcoming entrance hallway, leading off to the lounge, both bedrooms and bathroom.

Kitchen

2.5m x 1.84m (8' 2" x 6' 0")
An archway leads to a well-equipped fitted kitchen, featuring a four-ring electric hob with a stainless steel splashback and extractor fan above, complemented by an electric oven. The space is neatly arranged with matching shaker-style base and eye-level units, along with a set of drawers for added storage. Plumbing for an automatic washing machine and space for a freestanding fridge/freezer are included. A stainless steel drainer sink with a mixer tap sits over a contrasting worktop with matching upstands. Spotlights illuminate the space, while the ceramic tile flooring adds both practicality and style.

Lounge

The spacious open lounge is filled with natural light from three large UPVC double-glazed windows to the side. With soft carpeted floors and stylish pendant lighting, it offers a bright, airy, and inviting space perfect for both relaxation and entertaining.

Bedroom One

3.84m x 2.85m (12' 7" x 9' 4")
Bedroom one is a spacious double room, featuring a UPVC double window to the rear aspect that offers pleasant views over a striped area with a pathway leading to the car park. The room is carpeted for added comfort and is illuminated by pendant lighting. It also benefits from recently fitted double wardrobes and a single wardrobe to the side, providing ample storage space.

Bedroom Two

3.7m x 2.01m (12' 2" x 6' 7")
Bedroom two offers ample space for a double bed and features a UPVC double-glazed window to the rear aspect, filling the room with natural light. It includes a fitted double wardrobe with mirror doors, providing both storage and a touch of style. The room is carpeted for comfort, with a wall-mounted electric heater and pendant lighting adding to the cozy, functional feel.

Bathroom

1.79m x 1.83m (5' 10" x 6' 0")
The bathroom features a modern three-piece white suite, including a low flush WC, a wash basin with a mixer tap, and a large double shower tray with a fully tiled shower. An extractor fan ensures good ventilation, while overhead lighting brightens the space. The floor is finished with ceramic tiles for a sleek, practical touch. Additional storage is provided by a cupboard that houses the Hoover, consumer unit, and shelving, as well as a further cupboard for the hot water tank.

Agents Notes

This property is believed to be of standard construction. The property is connected to mains electric, water and sewerage. Broadband speeds are standard 12mbps and superfast 80mbps. Mobile signal strengths are strong for EE and medium for O2, Three and Vodafone.

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.



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