



5 Chiswell Drive, Coalville, Leicestershire. LE67 3DZ

£290,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

IMMACULATE CONDITION THROUGHOUT! Reddington sales and lettings are delighted to bring to market this BEAUTIFULLY presented 3 bedroom semi-detached family home. Located in a sought after residential development on the edge of Coalville, the property has a well maintained rear garden, a gorgeously presented frontage, a single garage and off-road parking for 2 cars. Benefitting from 3 DOUBLE bedrooms and spacious living throughout, the property offers a homely and cosy feel with nothing to do other than move straight in! Viewing is HIGHLY recommended.

Council tax band C, EPC rating TBC.

FEATURES

- Immaculately presented throughout
- 3 Double bedrooms
- Garage and driveway
- Low maintenance garden
- Close to local amenities
- air conditioning in main bedroom
- Modern interior
- Open plan kitchen diner



ROOM DESCRIPTIONS

Front

An attractive frontage with a beautifully presented wooden porch, surrounded by Uplighting. A small well maintained hedged front garden, large tarmac driveway providing ample off road parking and also leads to the brick built single garage.

Entrance hall

A welcoming entrance with gorgeous tile flooring, stairs leading up to the first floor and door access to the WC, kitchen/diner and lounge.

Kitchen/Diner

2.89m x 6.09m (9' 6" x 20' 0") A large, bright and impressive kitchen/dining area with gorgeous tiled flooring, UPVC double glazed windows and double doors leading to the garden. Integrated dishwasher, integrated fridge/freezer, integrated electric oven with gas hob and wall mounted extractor hood, single bowl sink and drainer with mixer tap, upgraded column anthracite heating radiator and spotlights.

Living room

3.20m x 5.63m (10' 6" x 18' 6") A large and spacious living area with UPVC double glazed windows, dual ceiling pendant lighting, upgraded column anthracite radiator, Farrow and ball coloured walls, wall mounted fireplace and carpeted flooring.

Utility room

A handy utility access from the kitchen. Base units with worktop over, space and plumbing for washing machine and tumble dryer, tiled flooring and ceiling lighting.

Downstairs WC

A handy ground floor WC with WC, hand wash basin, heating radiator and tile flooring.

Master Bedroom

3.40m x 3.07m (11' 2" x 10' 1") A great size master bedroom with fitted wardrobe storage, UPVC double glazed window to the front, heating radiator, carpeted flooring, wall mounted air conditioning unit and access to en-suite shower room.

Bedroom 2

2.97m x 3.30m (9' 9" x 10' 10") Good sized double bedroom with UPVC double glazed window to the front, access to an over stairs storage cupboard, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 3

2.74m x 2.46m (9' 0" x 8' 1") With UPVC double glazed window to the side, heating radiator, ceiling pendant lighting and carpeted.

Main family bathroom

1.70m x 1.98m (5' 7" x 6' 6") A modern and stylish family bathroom with UPVC double glazed window to the side, panelled bath with Matt black wall mounted mains shower and shower screen, part tiled walling, WC, hand wash basin with Matt black taps, ceiling extractor, tiled flooring and spotlights.

En-suite

1.11m x 1.54m (3' 8" x 5' 1") A modern en-suite with small UPVC double glazed window to the side, double shower enclosure with sliding doors, wall mounted mains shower, part tiled walling, chrome heated towel rail, WC, hand wash basin, tiled flooring and spotlights.

Garden

An attractive and low maintenance family garden. Including LED floor lighting, Uplighting to fencing panels, artificial turf and gate access to front of the property.

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



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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