



18 John Cooper Way, Coalville, Leicestershire. LE67 4EQ

£250,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

SPACIOUS LIVING! Reddington Sales & Lettings take pleasure in bringing to market this 3 DOUBLE BEDROOM, 3 STOREY town house property, which is located on a desirable development on the outskirts of Coalville. The accommodation offers incredibly spacious living across 3 floors and includes an impressive master bedroom on the 3rd floor with its own en-suite shower room. The further 2 bedrooms are also good sized doubles on the 2nd floor as well as a large family bathroom. On the ground floor is a lounge, open plan kitchen/diner and WC. Externally, there is a low maintenance rear garden as well as a single garage and off road parking for 2 cars.

EPC rating B, Council tax band D. Tenure- Freehold

FEATURES

- 3 double bedrooms
- Modern 3 storey townhouse
- Open plan kitchen diner
- Large lounge
- Driveway and garage
- Master bedroom with en suite
- Downstairs WC
- Tenure- Freehold
- EPC B
- Council Tax Band D



ROOM DESCRIPTIONS

Front

An attractive and modern frontage with a small gravelled front garden with slabbed pathway.

Entrance Hall

With access to the ground floor WC.

WC

A handy ground floor WC with low level WC, hand wash basin, heating radiator and ceiling pendant lighting.

Lounge

4.6m x 3.7m (15' 1" x 12' 2") A good sized lounge with a uPVC double glazed bay window to the front, access to under stairs storage, dual ceiling pendant lighting and carpeted.

Kitchen/Diner

4.7m x 3.2m (15' 5" x 10' 6") A spacious, open plan kitchen/diner which is fitted with a range of wall and base units with worktop over. With uPVC double glazed window to the rear and French doors, single bowl sink and drainer with mixer tap, integrated electric oven and gas hob, space for upright fridge/freezer, space and plumbing for washing machine and dishwasher, tiled flooring, breakfast bar, heating radiator and dual ceiling pendant lighting.

Stairs & Landing

Carpeted stairs leading up from the entrance hall. Landing providing access to the bathroom, bedrooms 1 & 2 and the hallway leading to the stairs to the master bedroom suite.

Bedroom 2

4.15m x 2.65m (13' 7" x 8' 8") A good sized double bedroom with uPVC double glazed window to the rear, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 3

3.7m x 2.65m (12' 2" x 8' 8") A good sized double bedroom with uPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

Bathroom

A large and spacious modern bathroom fitted with a white three piece suite consisting of panelled bath with shower over, low level WC, hand wash basin, heated towel rail and uPVC double glazed opaque window to the rear.

Hallway & Stairs

Small, carpeted hallway leading off from the landing with uPVC double glazed window to the front. Stairs then leading up to the master bedroom suite.

Master Bedroom

4.95m x 4.7m (16' 3" x 15' 5") An impressive and spacious master bedroom suite with uPVC double glazed window to the front, two Velux windows to the rear, heating radiators, dual ceiling pendant lights, ceiling loft access, carpeted and access to en-suite.

En-Suite

Fitted with a double walk in shower enclosure with sliding doors, low level WC, hand wash basin, heated towel rail and ceiling pendant lighting.

Garage & Driveway

To the right hand side of the property is a single, brick built garage (furthest to the right) with up and over door with power and lighting inside. The tarmac driveway to the front allows tandem off road parking for 2 cars.

Rear Garden

A good sized, low maintenance rear garden with an artificial turfed area, slabbed patio and path, fenced boundaries and outside tap access.

Agents Note

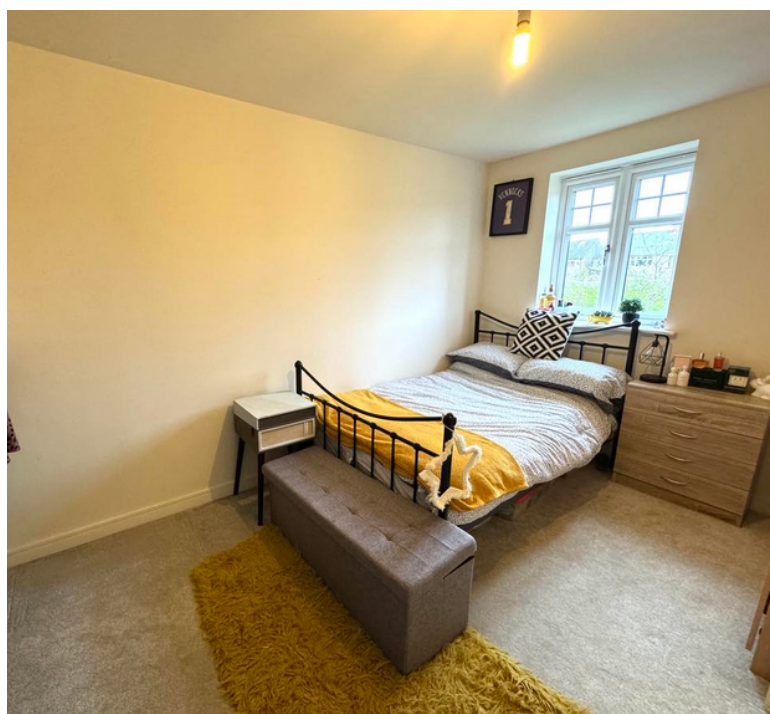
This property is standard built construction. The property is connected to mains gas, electricity and sewerage. Broadband speeds are (standard 8mbps, superfast 79mbps, ultrafast 1000mbps) Mobile signal strengths are full strength for Vodafone and medium strength for O2, EE and Three.

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.

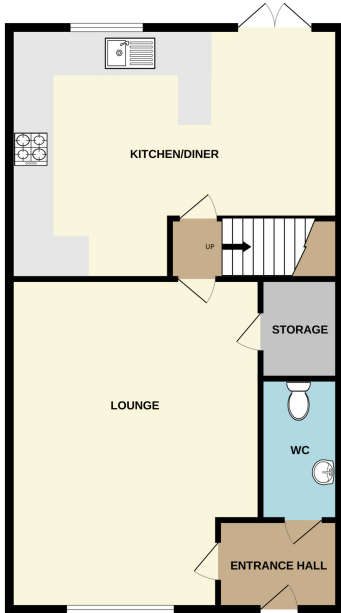




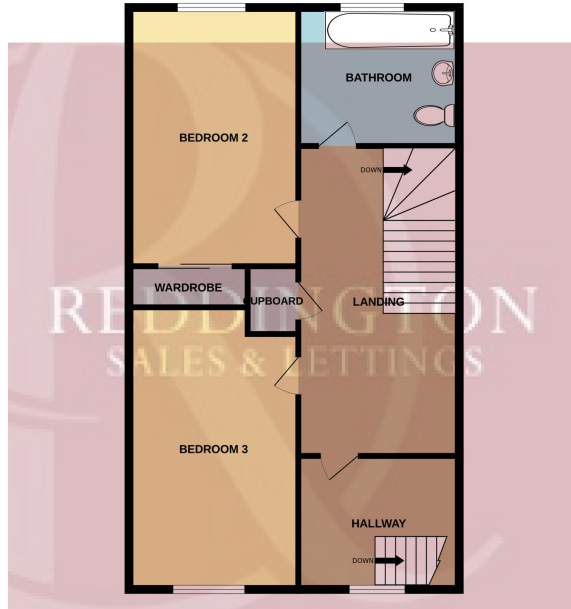


FLOORPLAN & EPC

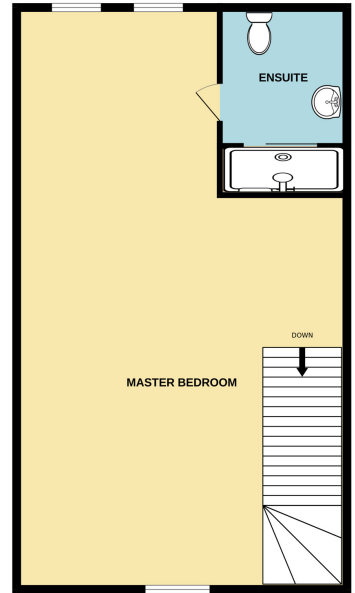
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	