



32 Holyoake Drive, Heather, Coalville, Leicestershire. LE67 2QD

£250,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Reddington Sales & Lettings take pleasure in bringing to market this spacious 2 bedroom detached bungalow, located on a quiet cul-de-sac in the sought after village of Heather. The property is within easy walking distance to the village local amenities, including a shop, primary school and two pubs. The property does require some internal modernisation and features a large driveway which leads to a single detached garage, a dual aspect lounge, two double bedrooms, bathroom, re-fitted kitchen and a large conservatory. To the rear, there is a beautiful and large enclosed garden. Viewing is highly recommended!

Please note- This property benefits from roof installed solar panels.

EPC awaited. Council tax band B.

FEATURES

- EPC Awaited
- Detached bungalow
- 2 double bedrooms
- Close to local amenities
- Dual aspect lounge
- Re fitted kitchen
- Large conservatory
- Single detached garage
- Large rear garden



ROOM DESCRIPTIONS

Front

An attractive frontage with small laid to lawn front garden with planted hedged border and shrubs and a large driveway to the side providing ample off road parking for 2-3 cars.

Solar Panels

Solar panels are installed on to the property roof.

Lounge

3.30m x 4.57m (10' 10" x 15' 0") A bright and spacious dual aspect lounge with UPVC double glazed windows to the front and side, electric fireplace and surround, wall lighting, fully carpeted and ceiling pendant lighting.

Kitchen

2.59m x 3.01m (8' 6" x 9' 11") A kitchen which was fully re fitted a few years ago with UPVC double glazed window to the rear, UPVC rear door giving access to the conservatory, fitted wall and base units, integrated electric oven, integrated induction hob with wall mounted extractor and splashback, space and plumbing for washing machine, double bowl sink and drainer, space for free standing fridge/freezer, carpet tiled and ceiling spotlights.

Bathroom

2.69m x 1.69m (8' 10" x 5' 7") With UPVC double glazed window to the side, walk in bath, tiled walling, hand wash basin with below vanity storage, WC, fully carpeted, extractor fan and ceiling pendant lighting.

Bedroom 1

2.84m x 3.00m (9' 4" x 9' 10") Double sized bedroom with UPVC double glazed window to the front, fitted sliding wardrobes, heating radiator, fully carpeted and ceiling pendant lighting.

Bedroom 2

2.93m x 3.02m (9' 7" x 9' 11") Double bedroom sized with UPVC double glazed window to the rear, heating radiator, fully carpeted and ceiling pendant lighting.

Conservatory

A large conservatory, which is accessed from the kitchen. It has double doors leading out to the patio, laminate flooring, power sockets, heating radiator and ceiling lighting.

Rear Garden

A beautiful, large rear enclosed garden with fenced boundaries, planted borders, mostly laid to lawn, large slabbed patio area and access to the side of the property and garage.

Single Detached Garage

The garage is reached at the end of the driveway. It has an up and over door, lighting, small window to the side, side access door from the garden and power.

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.

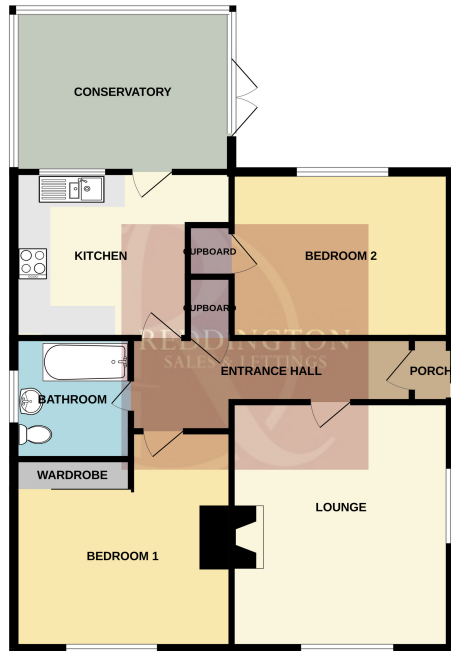






FLOORPLAN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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