



10 York Place, Coalville, Leicestershire. LE67 4TH

£220,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Reddington Sales & Lettings are pleased to bring to market this 3 DOUBLE BEDROOM DETACHED PROPERTY, which is located on the outskirts of Coalville. The property offers countryside walks nearby as well as easy access to the town. There are also excellent road networks nearby, including the M1 motorway network within a ten minute drive. The property is in need of some modernisation. Ground floor accommodation comprises; entrance hall, kitchen, WC, Lounge/diner and second reception room. To the first floor are 3 double bedrooms and a large bathroom.

EPC awaited, Council tax band B. Tenure- Freehold

FEATURES

- 3 double bedrooms
- detached property
- Large rear garden
- Ground floor WC
- Off road parking for 2 cars
- Large family bathroom
- EPC awaited
- Council Tax Band B
- Tenure- Freehold
- In need of some modernisation



ROOM DESCRIPTIONS

Front

Block paved driveway providing off road parking for 2 cars comfortably. Side gated access to the rear garden.

Entrance Hall

A very spacious entrance hall with wood effect laminate flooring. Access to a storage cupboard with plumbing for washing machine. Under the stairs storage area and door access to the kitchen, lounge/diner, WC and second reception room.

Lounge/Diner

5.79m x 3.41m (19' 0" x 11' 2") A very large and bright lounge/dining area. With uPVC double glazed French doors leading out to the rear and window. Heating radiator, dual ceiling pendant lighting and carpeted.

Kitchen

2.24m x 4.41m (7' 4" x 14' 6") Fitted with a selection of matching wall and base units with worktop over, wooden window to the front, 1 1/2 bowl sink and drainer with mixer tap, tiled splashbacks, space for freestanding cooker and fridge/freezer, dishwasher and dryer, unit spotlights, tiled splashbacks, ceiling pendant lighting, uPVC back door and tiled flooring.

WC

A handy ground floor cloakroom with small uPVC double glazed opaque window to the side, WC, hand wash basin and ceiling pendant lighting.

Second Reception Room

4.03m x 2.39m (13' 3" x 7' 10") A very large second reception room, which could also be used as a fourth bedroom. With a large wooden window to the front, ceiling pendant lighting and carpeted.

Stairs & Landing

Carpeted stairs leading up from the entrance hall. Landing giving access to all 3 double bedrooms and the family bathroom.

Bathroom

2.46m x 2.01m (8' 1" x 6' 7") A great sized family bathroom with wooden opaque window to the front, three piece suite consisting of bath with wall mounted mains shower, WC, vanity hand wash basin, tiled walling, heated towel rail, ceiling spotlights and tiled flooring.

Bedroom 1

4.43m x 2.69m (14' 6" x 8' 10") A large double sized bedroom with uPVC double glazed window to the rear, built in wardrobe and drawer storage, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 2

3.48m x 3.04m (11' 5" x 10' 0") A large double sized bedroom with uPVC double glazed window to the rear, heating radiator, ample storage, ceiling pendant lighting and carpeted.

Bedroom 3

3.31m x 2.69m (10' 10" x 8' 10") Double sized bedroom with wooden window to the front, heating radiator, ample storage, ceiling pendant lighting and carpeted.

Rear Garden

A large and enclosed rear garden. With decking area, slabbed pathway, gravelled bed and then mostly laid to lawn. Fenced boundaries and side gated access.

Agents Note

This property is standard built construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are (standard 3mbps, superfast 80mbps, 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



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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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