



78 Scotlands Drive, Coalville, Leicestershire. LE67 3SU

£210,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

New to the market on Scotlands Drive in Coalville, this charming three-bedroom semi-detached home, available with no chain, is ideally suited for first-time buyers or as a smart investment opportunity. The property boasts a master bedroom with en suite, two further bedrooms, and a family bathroom. Enjoy a well-appointed kitchen and a separate dining room featuring a bay window, perfect for family meals or entertaining. The spacious lounge, complete with an electric fire, opens onto a private garden, while driveway parking and a single garage provide convenience and security. Located in a sought-after area, this home offers both comfort and practicality, making early viewing highly recommended.

Council Tax Band C EPC Rating C

FEATURES

- Three Bedroom Semi Detached Property
- Spacious Lounge With Feature Fireplace
- Close To Local Amenities
- Separate Dining Room
- Master Bedroom With En Suite
- Gas Central Heating & Double Glazing
- NO CHAIN
- Council Tax Band C
- EPC Rating C



ROOM DESCRIPTIONS

Ground Floor

Hallway

Entered through a composite front door with frosted glass, the welcoming hallway provides access to the lounge, WC, kitchen, and dining room, with stairs leading to the first floor. Featuring pendant lighting and newly fitted carpet throughout.

WC

1.9m x 0.85m (6' 3" x 2' 9")

Off the hallway, this WC includes a low-flush toilet, pedestal hand basin, frosted UPVC front window, and vinyl flooring.

Dining Room

3.01m x 2.9m (9' 11" x 9' 6")

With newly fitted carpet and a UPVC bay window to the front aspect, this versatile room is perfect as a dining area, playroom, or home study, complemented by pendant lighting.

Kitchen

3.67m x 2.36m (12' 0" x 7' 9")

Fitted with matching base and eye-level wood-effect cupboards and a grey speckled laminate worktop, the kitchen features a gas hob, oven, extractor hood, and stainless steel drainer sink. There is space and plumbing for a washing machine or washer-dryer, a UPVC window to the rear aspect, and a door leading to the garden. Completed with brand new herringbone-effect vinyl flooring and an under-stairs storage cupboard, this practical space is ideal for everyday living.

Lounge

5.09m x 2.95m (16' 8" x 9' 8")

A very spacious and bright room featuring newly fitted carpet, pendant lighting, and a UPVC window to the front aspect. French doors open onto the garden, creating a light-filled and inviting living space.

Outside

The rear garden is mainly laid to lawn with a patio area ideal for garden furniture and is enclosed by timber panel fencing. A side gate provides access to the front of the property, which offers driveway parking and a single garage.

First Floor

Landing

Newly carpeted, the landing provides access to all three bedrooms and the bathroom. Featuring a loft hatch, UPVC window to the rear aspect, and pendant lighting, it offers a bright and practical connecting space.

Bedroom One

3.84m x 2.82m (12' 7" x 9' 3")

A spacious double bedroom with a UPVC window to the front aspect, newly fitted carpet, and pendant lighting. A door provides access to the en suite.



ROOM DESCRIPTIONS

En Suite

2.44m x 1.78m (8' 0" x 5' 10")

Fitted with a hand wash basin set into a vanity unit, a low-flush WC, and a fully tiled shower cubicle with sliding door. A frosted UPVC window to the front aspect provides natural light while maintaining privacy.

Bedroom Two

3.98m x 2.47m (13' 1" x 8' 1")

Another spacious double bedroom featuring newly fitted carpet, pendant lighting, and a UPVC window to the front aspect. A built-in cupboard houses the tank.

Bedroom Three

2.35m x 2.1m (7' 9" x 6' 11")

A good-sized single bedroom with newly fitted carpet, pendant lighting, and a UPVC window to the rear aspect.

Bathroom

1.9m x 1.98m (6' 3" x 6' 6")

Fitted with a hand wash basin set into a vanity unit, a low-flush WC, and a bath with shower attachment. A frosted UPVC window to the rear aspect provides natural light.

Agents Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 11mbps, superfast 51mbps and ultrafast 1800mbps. Mobile signal strengths are strong for EE and medium for Vodafone, O2 and Three.

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.







FLOORPLAN & EPC



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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