



11 Spruce Drive, Coalville, Leicestershire. LE67 3NT

£290,000 Freehold

FOR SALE



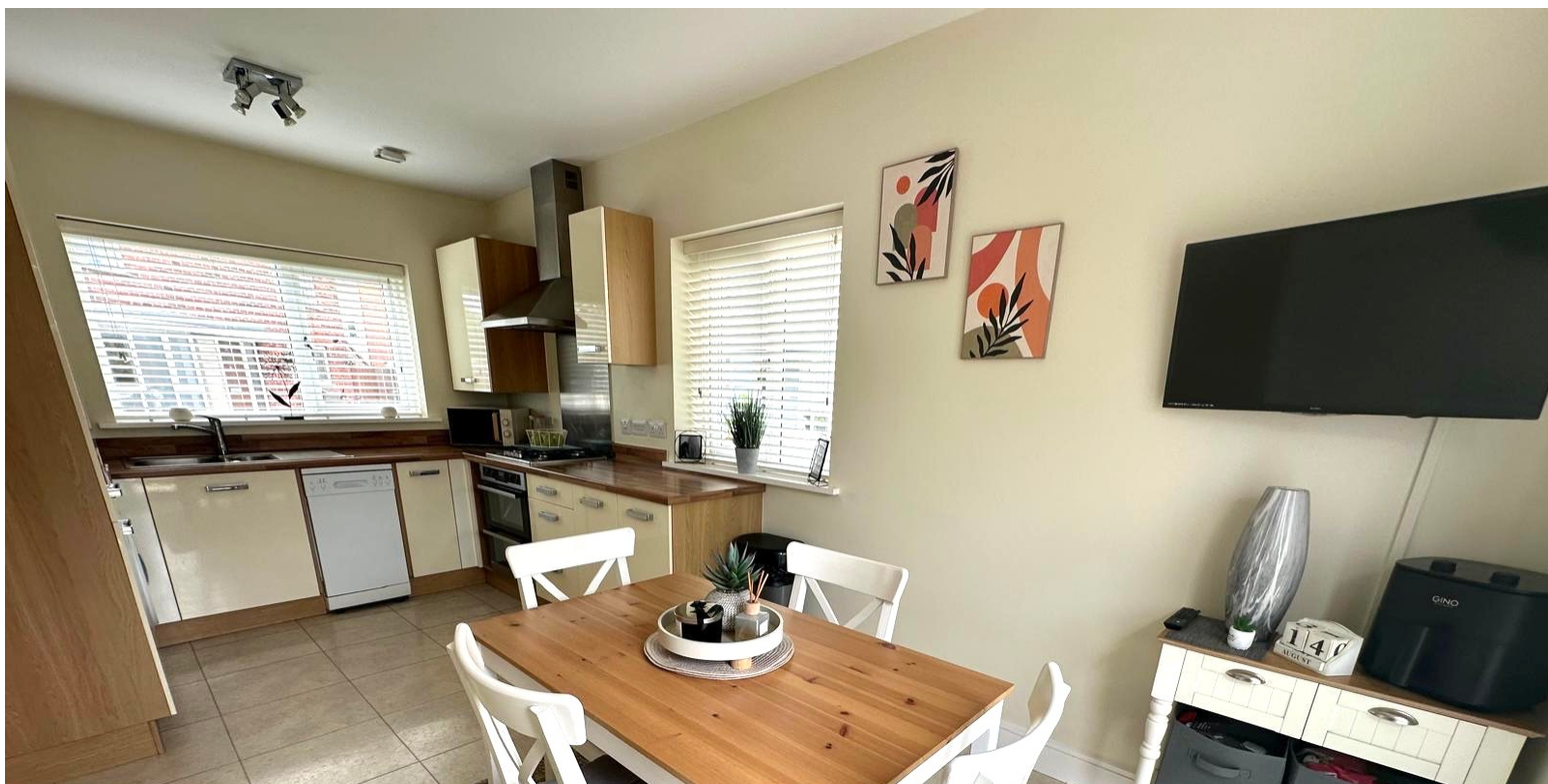
PROPERTY DESCRIPTION

A beautifully maintained and well-presented home, enjoying an excellent position at the edge of a quiet cul-de-sac within this sought-after development. The property boasts a stunning, well-tended garden, solar panels for energy efficiency, and an abundance of natural light throughout thanks to its dual-aspect windows and doors. With spacious accommodation, three well-proportioned bedrooms, and an en suite to the master, this is a home that must be viewed to fully appreciate both the size and location.

EPC Rating TBC Council Tax Band C

FEATURES

- Three Bedroom Detached Property
- Sought After Location
- Spacious Kitchen Diner
- Private Walled Garden
- Modern Throughout
- Off Road Parking for 2 Cars
- EPC TBC
- Council Tax Band C



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Entered via a composite front door with attractive frosted side windows, creating an impressive first impression. The hallway features laminate flooring, ceiling spotlights, radiator, integrated smoke alarm, and stairs rising to the first-floor landing. Doors lead to the ground floor WC, dining kitchen, and sitting room.

Living Room

6.26m x 3.22m (20' 6" x 10' 7")

A light and airy dual-aspect reception room, with a larger-than-average UPVC double-glazed window to the front aspect, a further side window, and patio doors opening onto the rear garden patio. As the property sits at the edge of the cul-de-sac, the outlook is pleasantly private. Features include two radiators, carpeted flooring, a TV aerial point, media point, and an under-stairs storage cupboard.

Kitchen Diner

5.43m x 2.81m (17' 10" x 9' 3")

A spacious and bright kitchen/diner fitted with ivory high-gloss base and wall units, complemented by contrasting butcher's block effect rolled-edge work surfaces and matching upstands. Incorporates a one-and-a-half bowl sink with mixer tap, under-counter lighting, and integrated appliances including an Electrolux four-ring gas hob with stainless steel splashback and extractor hood, Electrolux double oven, fridge/freezer, and space/plumbing for a slimline dishwasher and washing machine. Dual-aspect UPVC windows to the front and side, plus patio doors opening onto the garden. Features spotlights, tiled flooring, double radiator, and smoke alarm.

Ground Floor WC

Fitted with a low-flush WC, pedestal wash basin with tiled splashback, radiator, pendant lighting, extractor fan, and tiled flooring.

Outside

A particular feature of this home is the beautifully maintained garden, positioned to the side of the property on a generous plot. Mainly laid to lawn, with a raised decked area perfect for entertaining, and bordered with mature planting. The driveway provides off-road parking for several vehicles.

First Floor

Landing

Carpeted, with an integrated spotlight, smoke alarm, access to the loft space, radiator, and UPVC frosted window to the rear. Cupboard housing the pressurised hot water system.

Bedroom One

2.86m x 3.36m (9' 5" x 11' 0")

A dual-aspect double bedroom with low-level UPVC window to the front and a second to the side. Features fitted mirrored sliding wardrobes, radiator with thermostat control, carpeted flooring, and TV aerial point.

En Suite

Comprising a low-flush WC and wash basin set within a vanity unit, mixer tap, tiled splashback, and a double shower enclosure with full tiling. UPVC frosted window to the rear, radiator, extractor fan, and ceramic tiled flooring.



ROOM DESCRIPTIONS

Bedroom Two

2.92m x 3.27m (9' 7" x 10' 9")

Another light double bedroom with floor-to-ceiling UPVC window to the front aspect and a second side window. Radiator, pendant lighting, and carpeted flooring.

Bedroom Three

3.28m x 2.67m (10' 9" x 8' 9")

Currently used as a home office/dressing room, with fitted mirrored sliding wardrobes (back-lit), UPVC window to the rear, radiator, and carpeted flooring.

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 6mbps, superfast 105mbps and ultrafast 1800mbps. Mobile signal strengths are strong for O2 and Vodaphone and medium for EE.

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



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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