



23 School Drive, Coalville, Leicestershire. LE67 4AN

£48,500 Leasehold

FOR SALE



PROPERTY DESCRIPTION

Welcome to this beautifully presented two-bedroom home on School Drive, available with 25% shared ownership – a fantastic opportunity to step onto the property ladder. Perfectly positioned close to local amenities, this modern home offers stylish and comfortable living throughout. The property features a bright kitchen/diner with sleek high-gloss units and integrated appliances, a spacious sitting room with French doors opening onto a decked garden, and the convenience of a ground floor WC. Upstairs, you'll find two generous double bedrooms and a contemporary family bathroom. Outside, there's off-road parking to the front and a secure rear garden ideal for relaxing or entertaining. With affordable monthly rent and service charges, this is an ideal way to own your first home in a sought-after location.

EPC Rating B Council Tax Band B

FEATURES

- Two Bedroom Terrace Property
- 25% Shared Ownership With Platform Housing
- Rent & Service Charges = £362.32 a month
- Driveway Parking
- Open Plan Kitchen Diner
- Enclosed Rear Garden With Decking Area & Lawn
- Close To Local Amenities
- EPC Rating B
- Council Tax Band B



ROOM DESCRIPTIONS

Ground Floor

Hallway

1.51m x 1.80m (4' 11" x 5' 11")

The property is entered via a composite door into the entrance hallway benefiting from herringbone vinyl flooring, pendant lighting, integrated smoke alarm, radiator, electric consumer unit, and carbon monoxide alarm. Carpeted stairs lead to the first-floor landing, and a door provides access through to the kitchen and sitting room.

From the hallway, there is access to a useful under-stairs cupboard measuring 1.12m x 1.27m, providing excellent additional storage space.

Kitchen Diner

3.03m x 4.03m (9' 11" x 13' 3")

The kitchen/diner is located to the front of the property and fitted with a range of modern high-gloss white units with matching base and eye-level cupboards and contrasting wood-effect work surfaces with matching upstands. The kitchen benefits from a stainless steel one-and-a-half bowl sink with mixer tap set over, space and plumbing for a washing machine, space for a freestanding fridge/freezer, and integrated appliances to include a four-ring gas hob with stainless steel splashback and extractor hood over, and a fan-assisted electric oven. Further features include spotlights to the ceiling, vinyl flooring, radiator, UPVC double-glazed window to the front aspect, and a dining area with ample space for a table and chairs

WC

1.24m x 1.79m (4' 1" x 5' 10")

The ground floor WC comprises a low-flush WC, pedestal wash basin with tiled splashback, chrome heated towel rail, extractor fan, and vinyl flooring.

Lounge

3.93m x 3.02m (12' 11" x 9' 11")

The sitting room is located to the rear of the property and benefits from UPVC double-glazed French doors opening out onto the decked area, and a UPVC double-glazed window overlooking the rear garden. The room is finished with vinyl flooring, radiator, and pendant lighting.

Outside

To the front of the property, there is off-road parking for one car. To the rear, there is a secure enclosed garden, mainly laid to lawn with timber panel fencing, a decked seating area, and a pathway leading to a rear access gate for bins.

First Floor

Landing

The first-floor landing is carpeted and features pendant lighting, radiator, integrated smoke alarm, and access to the loft space.

Bedroom One

3.95m x 3.17m (13' 0" x 10' 5")

Located to the rear, this double bedroom benefits from UPVC double-glazed window to the rear, radiator, carpeted flooring, and pendant lighting.



ROOM DESCRIPTIONS

Bedroom Two

3.98m x 3.07m (13' 1" x 10' 1")

A further double bedroom located to the front, benefiting from two UPVC double-glazed windows, radiator, carpeted flooring, pendant lighting, and wall-mounted thermostat with digital control for the Combi boiler.

Bathroom

2.13m x 1.83m (7' 0" x 6' 0")

The family bathroom comprises a three-piece white suite with low-flush WC, pedestal wash basin, and panelled bath with shower over. There is vinyl flooring, chrome heated towel rail, tiled splashbacks, wall-mounted light, electric shaver socket, and extractor fan.

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 5mbps, superfast 80mbps and ultrafast 1800mbps. Mobile signal strengths are strong for O2 and medium for EE, Vodaphone and Three.

This property is 25% shared ownership with Platform Housing. The rent and services charges are £362.32 per month. Eligibility criteria applies please contact agent for further information.

There is potential to own the property outright at 100%.

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.







EPC

