



14 Jenkins Road, Coalville, Leicestershire. LE67 4EH

£390,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

STUNNING & IMMACULATE! Reddington Sales & Lettings take pleasure in bringing to market this impressive, 4 bedroom detached family home, which is located at the end of a very quiet cul-de-sac on a desirable development on the outskirts of Coalville. The property offers a wealth of spacious living throughout with the ground floor including 2 reception rooms, WC, a large lounge and high specification kitchen/diner with utility and garage access. To the first floor are 4 good sized bedrooms, an en-suite shower room to the master and a further large shower room. Externally, there are well maintained front and rear gardens with the rear patio featuring an undercover entertaining area with power, lighting and a heater. Viewing is VERY HIGHLY recommended to appreciate and one certainly not to be missed!

EPC rating C, Council tax band E. Tenure- Freehold

FEATURES

- Immaculately presented throughout
- 4 bedroom detached property
- Impressive kitchen diner
- 2 reception rooms
- Ground floor WC
- Utility room
- En suite to the master
- Landscaped rear garden with entertaining area
- EPC C
- Tenure- Freehold
- Council Tax Band E



ROOM DESCRIPTIONS

Front

An attractive frontage with a well maintained front garden consisting of a laid to lawn garden, mature trees and planted bed. A slabbed pathway leads up to the front door and a tarmac driveway provides off road parking comfortably for 2 cars.

Storm Porth

Entrance Hall

A large and welcoming entrance hall with access to the lounge, kitchen/diner, second reception room and stairs. Wood effect flooring, heating radiator and ceiling pendant lighting.

Lounge

4.70m x 4.50m into bay (15'5" x 14'9") A spacious, bright and airy lounge featuring a large uPVC double glazed bay window to the rear, electric fireplace with hearth and surround, heating radiator, ceiling pendant lighting and carpeted.

WC

A handy cloakroom accessed via the entrance hall. With a small uPVC double glazed opaque window to the side, low level WC, hand wash basin, heating radiator, wood effect flooring and ceiling pendant lighting.

Second Reception Room

3.25m into bay x 2.84m (10'8" x 9'4") A good sized second reception room, that could be used as a study, snug or an extra double bedroom. With a uPVC double glazed bay window to the front, heating radiator, ceiling pendant lighting and carpeted.

Kitchen/Diner

5.01m x 7.56m (16'5" x 24'10") A stunning and very impressive kitchen/dining area. Kitchen fitted with a selection of matching wall and base units with worktop over, breakfast bar area, integrated electric oven, hob, fridge/freezer, dishwasher and extractor hood, 1 1/2 bowl sink and drainer with mixer tap, uPVC double glazed window to the rear and French doors leading out to the patio, under counter lighting, 3x ceiling pendant lights, heating radiator and tiled flooring. Access through to the utility room.

Utility

2.10m x 1.32m (6'11" x 4'4") Accessed just off from the main kitchen area. With a small uPVC double glazed window to the side, fitted base units with worktop over, space and plumbing for a washing machine, single bowl sink and drainer with mixer tap, tiled splashbacks, tiled flooring and ceiling pendant lighting.

Garage

Accessed via the driveway with a roller shutter door and an extra personnel door access from the utility. Garage with lighting and power.

Stairs & Landing

Fully carpeted stairs leading up from the entrance hall with a uPVC double glazed window to the side. Spacious landing gives access to all 4 bedrooms, the shower room and a separate storage cupboard as well as 2x ceiling pendant lights.

Shower Room

A modern and high specification shower room featuring a large walk in shower enclosure with smoked glass, small uPVC double glazed opaque window to the side, low level WC, hand wash basin, chrome wall mounted heated towel rail, tiled walls and flooring and ceiling spotlights.

Master Bedroom

3.74m x 3.40m (12'3" x 11'2") A good sized master suite that features fitted wardrobe storage, uPVC double glazed window to the front, heating radiator, ceiling pendant lighting, carpeted and door access to the en-suite shower room.

En-Suite Shower Room

1.60m x 2.77m (5'3" x 9'1") A good sized en-suite to the master with a small uPVC double glazed opaque window to the front, double walk in shower enclosure with sliding doors, low level WC, hand wash basin, tiled walls and floor, wall mounted towel rail and ceiling spotlights.

Bedroom 2

3.22m x 2.74m (10'7" x 9'0") With uPVC double glazed window to the rear, ample storage space, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 3

(3.48m) (into bay) x (2.82m) (maximum) With a large uPVC double glazed bay window to the front, ample storage space, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 4

3.78m x 1.96m (12'5" x 6'5") With uPVC double glazed window to the rear, ample storage space, heating radiator, ceiling pendant lighting and carpeted.

Rear Garden

A spacious, well maintained landscaped rear garden with a large patio area with an undercover seating/entertaining space featuring power, lighting and a heater. There is also a good sized storage shed with front windows, a further gravelled seating area, mature planted borders, laid to lawn garden, fenced boundaries, outside tap access, outside power points and side gated access to the front.

Agents Note

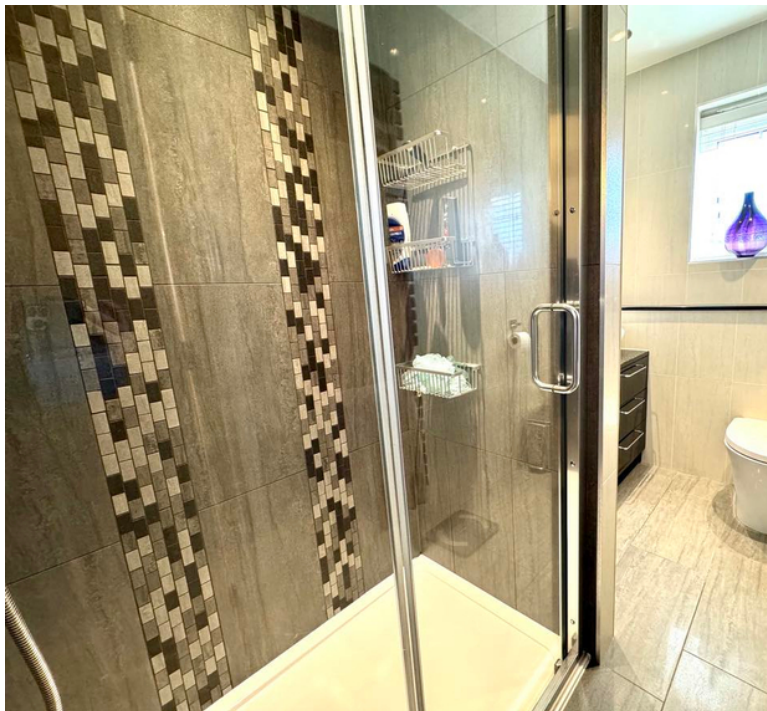
We believe this property to be of standard brick construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are (standard 7mbps, superfast 62mbps, ultrafast 100mbps) Mobile signal strengths are full strength for O2, EE and Vodafone and medium strength for Three.

Legals

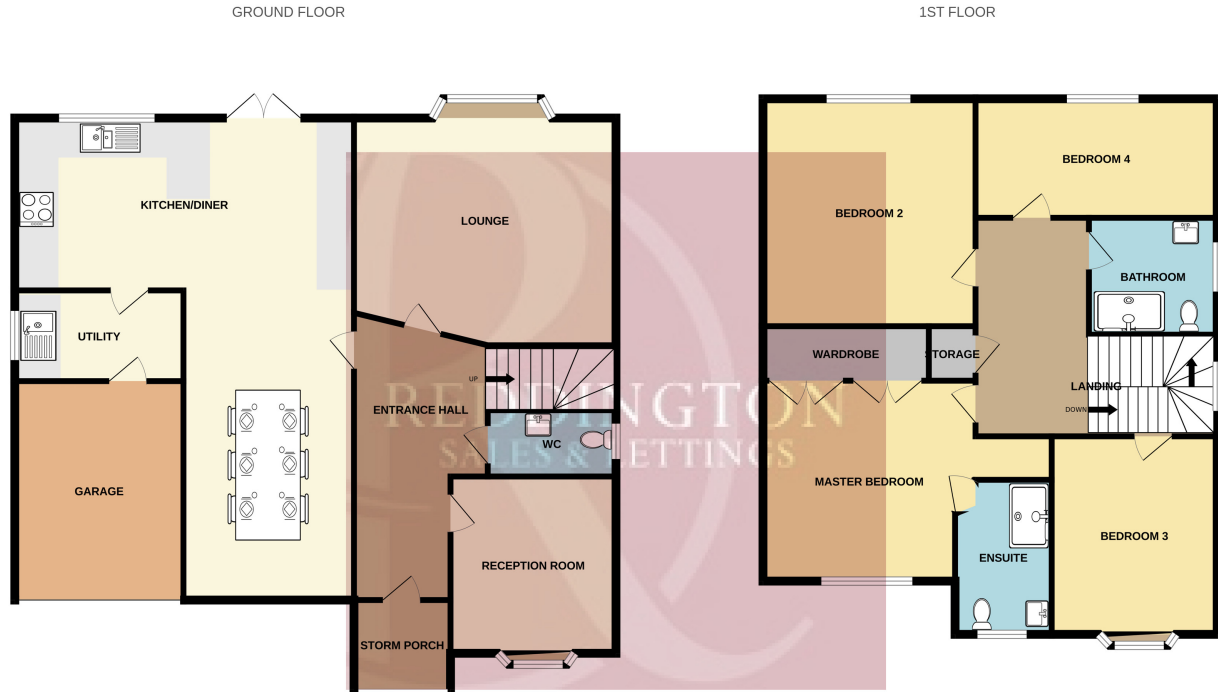
These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such 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 & 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. Made with Metropix v2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	