



23 Buckingham Road, Coalville, Leicestershire. LE67 4PB

£440,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Reddington Sales & Lettings are delighted to bring to the market this IMPRESSIVE 4 DOUBLE BEDROOM DETACHED property, which is located in the highly sought after area of Forest Lea, Coalville. The property is accessed via a private driveway and occupies a prominent corner plot. It offers a wealth of accommodation and is presented immaculately throughout. The ground floor comprises; entrance hall, WC, lounge, dining room, utility, integral double garage and kitchen/diner/sitting area. To the first floor are 4 very large double bedrooms, en-suite shower room to the master and a family bathroom. Externally is a large tarmac driveway and well maintained front and rear gardens. Viewing is VERY highly recommended to appreciate the scale and presentation of this property!

EPC awaited, Council tax band E. Tenure- Freehold

FEATURES

- Four double bedrooms
- Two reception rooms
- Large driveway and double garage
- Modern kitchen diner with separate utility
- Separate dining room
- Spacious lounge
- Immaculately presented throughout
- Council Tax Band E
- EPC awaited
- Tenure- Freehold



ROOM DESCRIPTIONS

Front

An attractive frontage on a prominent corner position. With a well maintained front garden consisting of lawned area with mature blossom tree and planted borders. A large tarmac driveway provides ample off road parking.

Entrance Hall

A welcoming and spacious entrance. With wood effect flooring, heating radiator, ceiling pendant lighting, stairs leading up to the first floor and door access to the WC, lounge, dining room and kitchen/diner.

Kitchen/Dining/Sitting Area

6.61m x 3.30m (21' 8" x 10' 10") A true heat of this home! An impressive, high specification kitchen/dining/sitting area. With uPVC double glazed French doors leading out to the decking as well as 3 further windows to the rear. Kitchen fitted with a selection of wall and base units with worktop over, 1 1/2 bowl sink and drainer with mixer tap, under counter and plinth lighting, integrated electric double oven, electric hob, extractor hood, fridge/freezer and dishwasher. Ceiling pendant lighting and spotlights, modern style wall mounted heating radiator as well as further radiator, tiled flooring and access to the utility room and garage.

Lounge

3.57m x 4.97m (11' 9" x 16' 4") An impressively sized living area with uPVC double glazed window to the front, heating radiator, feature fireplace with hearth and surround, double door access to the entrance hall and dining room, double ceiling pendant lighting and carpeted.

Utility Room

Accessed just off from the kitchen. Fitted with wall and base units with worktop over, single bowl sink and drainer with mixer tap, tiled splashbacks, heating radiator, ceiling pendant lighting, extractor fan, tiled flooring and door access to the integrated double garage and storage cupboard.

Dining Room

3.22m x 3.09m (10' 7" x 10' 2") A good sized second reception room which is currently being used as a dining room and accessed via double doors from the lounge. With uPVC double glazed French doors leading out to the rear, heating radiator, ceiling pendant lighting and carpeted.

WC

A handy ground floor WC with wood effect flooring, WC, hand wash basin over vanity unit, tiled splashback, extractor fan and ceiling pendant lighting.

Stairs & Landing

Carpeted staircase leading up from the entrance hall. A very spacious landing with access to a separate cupboard housing the water tank as well as access to all 4 double bedrooms and the family bathroom.

Bathroom

2.98m x 1.92m (9' 9" x 6' 4") A spacious family bathroom fitted with a white 4 piece suite consisting of a step in shower enclosure with wall mounted shower, panelled bath, WC and hand wash basin. uPVC double glazed opaque window to the rear, part tiled walling, heating radiator, ceiling lighting and tiled flooring.

Master Bedroom

4.55m x 4.49m (14' 11" x 14' 9") An impressive master bedroom with uPVC double glazed window to the front, fitted wardrobe storage, ceiling pendant lighting, carpeted and access to the en-suite shower room.

En-Suite Shower Room

A modern, high specification en-suite fitted with a large step in shower enclosure with wall mounted shower. With WC, hand wash basin over vanity unit, tiled walling and flooring, chrome heated towel rail and ceiling lighting.

Bedroom 2

3.70m x 4.75m (12' 2" x 15' 7") Large double bedroom with uPVC double glazed window to the front, fitted wardrobe storage, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 3

3.59m x 3.12m (11' 9" x 10' 3") Large double bedroom with uPVC double glazed window to the rear, fitted wardrobe storage, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 4

2.85m x 3.78m (9' 4" x 12' 5") Large double with uPVC double glazed window to the rear, fitted wardrobe storage, heating radiator, ceiling pendant lighting and carpeted.

Rear Garden

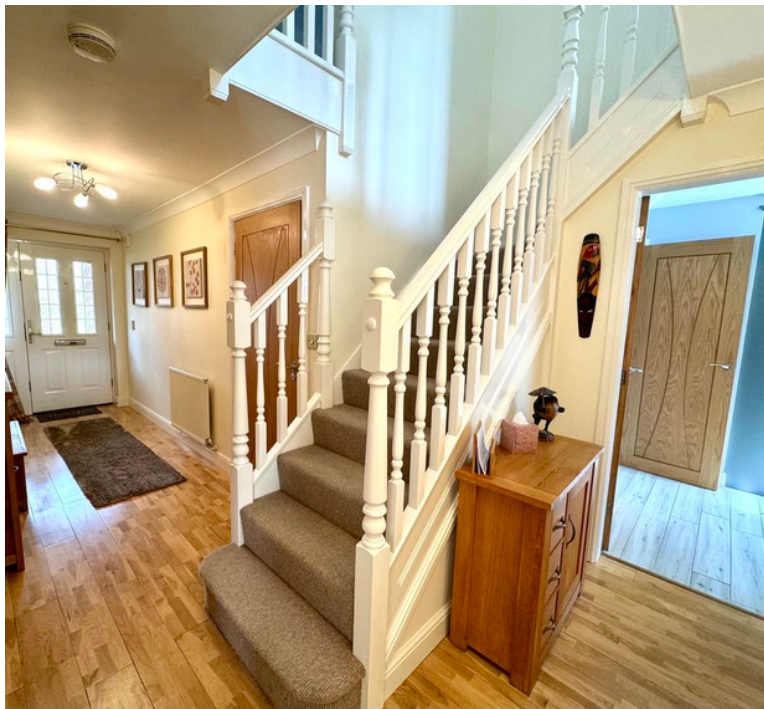
A delightful, spacious and well maintained rear garden with a large decking area which is ideal for outdoor furniture and entertaining. The remainder of the garden is mostly laid to lawn with mature planted borders, planted sleeper beds with walled and fenced boundaries.

Agents Note

This property is standard brick built construction. The property is connected to mains gas, electricity and sewerage. Broadband speeds are (standard 7mbps, superfast 58mbps, ultrafast 1000mbps) Mobile signal strengths are full strength for EE and medium strength for O2, Three and Vodafone.

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

GROUND FLOOR

1ST FLOOR



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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