



17 Brouder Close, Coalville, Leicestershire. LE67 4GF

£260,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

SPACIOUS LIVING! Reddington Sales & Lettings are pleased to bring to market this well presented, 4 BEDROOM DETACHED property, which is located in a popular area on the outskirts of Coalville. The property offers a wealth of spacious living accommodation across 3 floors and features an impressive 22ft kitchen/diner and three of the four bedrooms are DOUBLES. Ground floor accommodation comprises; entrance hall, WC, kitchen/diner and utility. To the first floor is the lounge, bedroom 2 and the bathroom and to the second floor are bedrooms 3 and 4 and the master bedroom with en-suite shower room. Externally is off road parking for 2 cars to the side and a single detached garage.

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

FEATURES

- 4 bedroom detached property
- Spacious living
- 3 floors
- 22ft kitchen/diner
- Off road parking for 2 cars
- Enclosed rear garden
- Detached single garage
- EPC C
- Council Tax Band D
- Tenure- Freehold



ROOM DESCRIPTIONS

Front

A prominent position with off road parking on the driveway to the right hand side. There is also access to the single detached garage.

Entrance Hall

A welcoming entrance space with tiled flooring, heating radiator, ceiling pendant lighting, stairs leading to the first floor and door access to the WC and kitchen.

WC

A handy ground floor cloakroom consisting of WC, hand wash basin, heating radiator, ceiling pendant lighting and tiled flooring.

Kitchen/Dining/Living

22' 1" x 13' 7" (6.73m x 4.14m) An incredibly spacious open plan kitchen/living area. Kitchen fitted with a range of wall and base units with worktop over, 1 1/2 bowl sink and drainer with mixer tap, integrated electric oven with gas hob and extractor hood, tiled splashbacks, tiled flooring, heating radiators, ceiling pendant and spotlights and uPVC double glazed windows to the front and rear.

Utility

5' 2" x 9' 2" (1.57m x 2.79m) Accessed just off from the kitchen. Fitted with base units and worktop over, space and plumbing for washing machine, tiled splashbacks, extractor fan, heating radiator, ceiling pendant lighting, tiled flooring and door access to the rear.

Stairs & Landing

Carpeted stairs leading up from the entrance hall. Landing giving access to bedroom 2, bathroom and lounge.

Lounge

19' 7" x 12' 3" (5.97m x 3.73m) An incredibly spacious lounge with 2x uPVC double glazed windows to the rear, fireplace and surround, heating radiator, ceiling pendant lighting and carpeted.

Bathroom

8' 7" x 5' 6" (2.62m x 1.68m) A large sized family bathroom fitted with a white three piece suite consisting of panelled bath, WC, hand wash basin, uPVC double glazed opaque window to the front, heating radiator, extractor fan, tiled walls, ceiling spotlights and vinyl flooring.

Bedroom 2

10' 6" x 9' 5" (3.20m x 2.87m) Double sized bedroom with uPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

Stairs & Landing

Carpeted stairs leading up. Landing giving access to bedrooms 3 and 4, a storage cupboard and the master bedroom.

Master Bedroom

13' 0" x 12' 3" (3.96m x 3.73m) A bright and spacious master bedroom with fitted wardrobe storage, uPVC double glazed window to the rear, heating radiator, ceiling pendant lighting and carpeted.

En-Suite

6' 4" x 9' 1" (1.93m x 2.77m) A good sized en-suite serving the master bedroom. With a uPVC double glazed opaque window to the rear, double walk in shower enclosure, WC, hand wash basin, tiled walls, extractor fan, shaving point, vinyl flooring and ceiling spotlights.

Bedroom 3

3.20m x 2.86m (10' 6" x 9' 5") Double sized bedroom with uPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 4

9' 0" x 5' 6" (2.74m x 1.68m) Double sized bedroom with uPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

Rear Garden

A good sized enclosed rear garden with slabbed patio, laid to lawn garden, outside security lighting, outside tap access, fenced boundaries and side gated access.

Agents Note

This property is believed to be of standard built construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are (standard 5mbps, superfast 80mbps, ultrafast 1000mbps) Mobile signal strengths are full strength for O2 and Vodafone and medium strength for EE and 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.

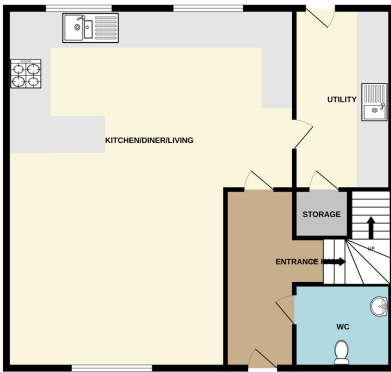




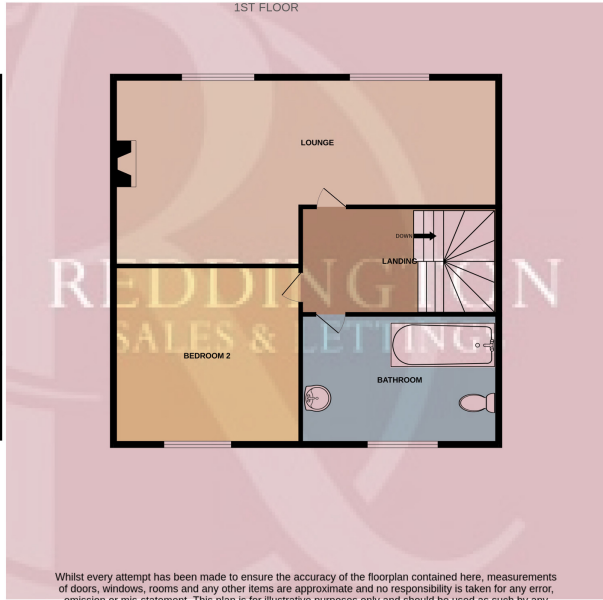


FLOORPLAN & EPC

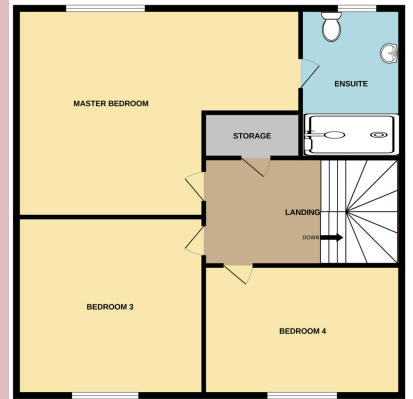
GROUND FLOOR



1ST FLOOR



2ND 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	