



3 Choyce Close, Coalville, Leicestershire. LE67 3SS

£210,000 Freehold

REDUCED



PROPERTY DESCRIPTION

Reddington Sales & Lettings are pleased to bring to market this well presented, 2 bedroom semi detached modern home which is situated in a popular area of Coalville. This property is modern throughout and is fitted to a high specification. Ground floor accommodation comprises of; entrance hall, downstairs WC, spacious lounge with French style doors and a large fitted kitchen/diner. To the first floor, there are two bedrooms and a family bathroom. Viewing is highly recommended!

EPC rating B, Council tax band B.

FEATURES

- Modern semi detached family home
- High specification
- Enclosed rear garden
- Two double bedrooms
- Downstairs WC
- Bathroom with separate shower
- Large lounge
- Sought after location
- Off road parking for 2 cars



ROOM DESCRIPTIONS

Front

An attractive frontage with a small planted shrub area and slabs leading to the front door. There is off road parking for 2 cars.

Entrance Hall

A welcoming entrance hall with heating radiator, ceiling pendant lighting and doors giving access to the kitchen/diner, WC and lounge.

Lounge

4.50m x 3.44m (14' 9" x 11' 3") A spacious lounge with UPVC French style doors leading out to the rear garden, heating radiator, ceiling pendant lighting and is fully carpeted.

Kitchen/Diner

2.50m x 5.20m (8' 2" x 17' 1") A high specification kitchen with an array of matching wall and base units with worktop over, stainless steel sink and drainer with mixer tap, integrated electric oven, integrated gas hob, tiled splashbacks, wall mounted extractor hood, space and plumbing for washing machine, space for upright fridge freezer and ceiling pendant lighting.

Downstairs WC

A handy ground floor cloakroom with low level WC, hand wash basin, heating radiator, part tiled walling and ceiling pendant lighting.

First Floor Accommodation

Bathroom

2.38m x 2.11m (7' 10" x 6' 11") A very good sized family bathroom with UPVC window to the side, white panelled bath, low level WC, hand wash basin, large step in shower cubicle, tiled splashbacks and ceiling pendant lighting.

Bedroom 1

4.50m x 3.09m (14' 9" x 10' 2") A good sized double bedroom with 2x UPVC windows to the front, fitted wardrobe storage with mirrored sliding doors, heating radiator, ceiling pendant lighting and is fully carpeted.

Bedroom 2

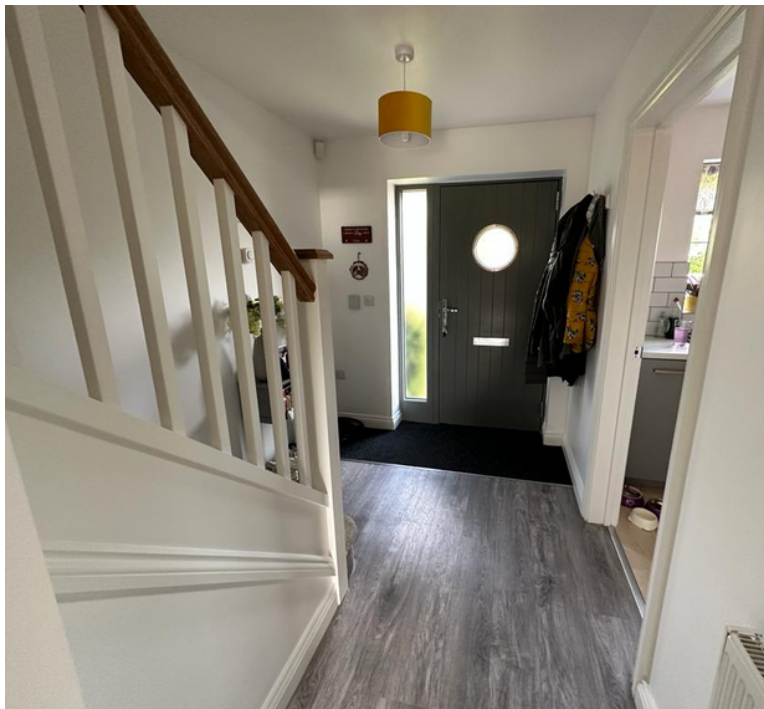
4.50m x 2.97m (14' 9" x 9' 9") A good sized double second bedroom with 2x UPVC windows to the rear, heating radiator, ceiling pendant lighting and is fully carpeted.

Rear Garden

A well maintained and attractive rear garden with a slabbed patio area, gravelled borders with planted shrubs, laid to lawn area, fenced boundaries and side gated access.

Legals

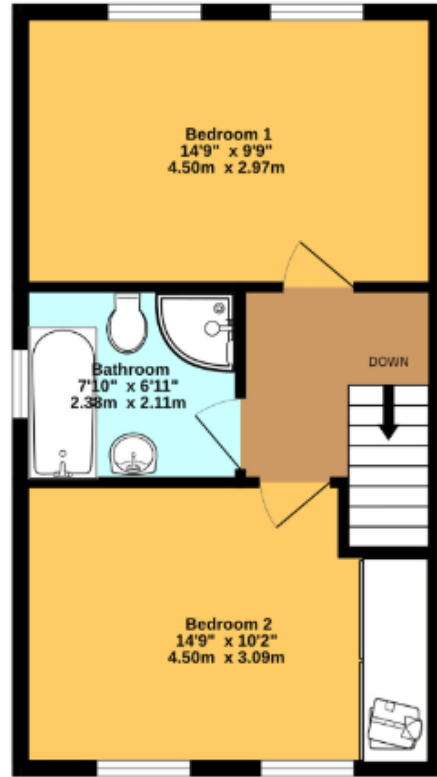
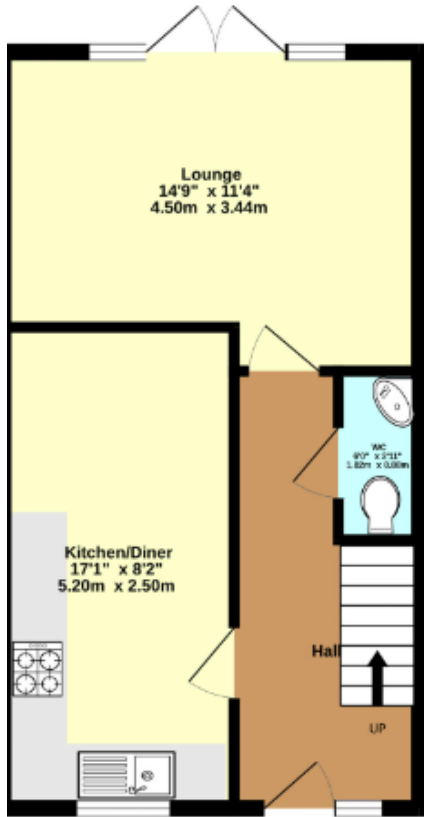
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FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			96
(81-91) B		84	
(69-80) C			
(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	