



32 Grange View, Ellistown, Coalville, Leicestershire. LE67 1GF

Offers Over £250,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Situated in a quiet village location, this well-presented and ready-to-move-into three-bedroom home offers spacious and versatile accommodation throughout. The property features a welcoming entrance hallway, a modern kitchen diner, and a bright and generously sized lounge with French doors opening onto a private rear garden with attractive field views. Upstairs comprises three well-proportioned bedrooms, including a main bedroom with en suite, along with a family bathroom. Externally, the property benefits from a lawned front garden, driveway parking, and a single garage, with a spacious enclosed rear garden ideal for relaxing or entertaining. Viewing is highly recommended to fully appreciate all that this home has to offer.

EPC Rating C Council Tax Band C

FEATURES

- Three Bedroom Semi Detached Property
- Master Bedroom With En Suite
- Field Views To Rear
- Spacious Lounge Diner
- Village Location
- Single Garage & Driveway Parking
- EPC Rating C
- Council Tax Band C



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

The property is entered via a uPVC double glazed front door into a spacious and light entrance hallway. The hallway features wood-effect flooring and pendant lighting, creating a welcoming first impression. Stairs rise to the first-floor landing, while doors provide access to the kitchen diner, lounge, and a useful under-stairs storage cupboard.

Kitchen Diner

2.76m x 4.46m (9' 1" x 14' 8")

The kitchen diner is fitted with a uPVC double glazed window to the front and a uPVC double glazed door providing access to the side of the property. The room features tiled flooring and pendant lighting, and is equipped with a range of matching base and eye-level units complemented by a contrasting wood-effect worktop. There is space and plumbing for a washing machine, along with an integrated oven, gas hob, and extractor fan. A stainless steel sink with tiled splashback completes the functional kitchen area. The room also offers ample space for a dining table, making it ideal for both everyday living and entertaining.

Lounge

4.60m x 3.13m (15' 1" x 10' 3")

The lounge is a spacious and well-proportioned room, featuring wood-effect flooring and pendant lighting. A uPVC double glazed window to the rear, along with a set of uPVC double glazed French doors, allows for plenty of natural light while providing direct access to the garden.

First Floor

Landing

The landing is carpeted and features pendant lighting. Doors lead to all three bedrooms and the family bathroom, as well as a useful storage cupboard. There is also a loft hatch giving access to a part-boarded loft space, offering additional storage.

Bedroom One

2.77m x 3.01m (9' 1" x 9' 11")

Bedroom one is a well-proportioned room featuring carpeted flooring and pendant lighting. A uPVC double glazed window to the front allows for plenty of natural light. The room benefits from built-in sliding wardrobes, providing ample storage, and a door leading through to the en suite.

En Suite

1.74m x 1.46m (5' 9" x 4' 9")

The en suite is finished to a high standard, featuring full-height tiling to all walls and tiled flooring. It is fitted with a low flush WC, a sink with vanity unit beneath, and a corner shower with sliding doors. A heated towel rail completes the space.

Bedroom Two

2.69m x 2.22m (8' 10" x 7' 3")

Bedroom two is a good-sized room, featuring carpeted flooring and pendant lighting. A uPVC double glazed window to the rear allows for plenty of natural light.



ROOM DESCRIPTIONS

Bedroom Three

1.85m x 3.12m (6' 1" x 10' 3")

Bedroom three features carpeted flooring and pendant lighting, with a uPVC double glazed window to the rear. The room offers a comfortable space, ideal for use as a bedroom, nursery, or home office.

Bathroom

The bathroom is fitted with vinyl flooring and benefits from a uPVC double glazed frosted window to the side aspect, providing both light and privacy. It comprises a bath with a handheld shower attachment and half-height tiling surrounding the bath area. A low flush WC and pedestal hand wash basin complete the bathroom.

Outside

To the front of the property there is a tarmacked driveway providing off-road parking, alongside a well-maintained lawned garden. Access to the single garage is via a roller door to the front, and a side gate provides convenient access to the rear of the property.

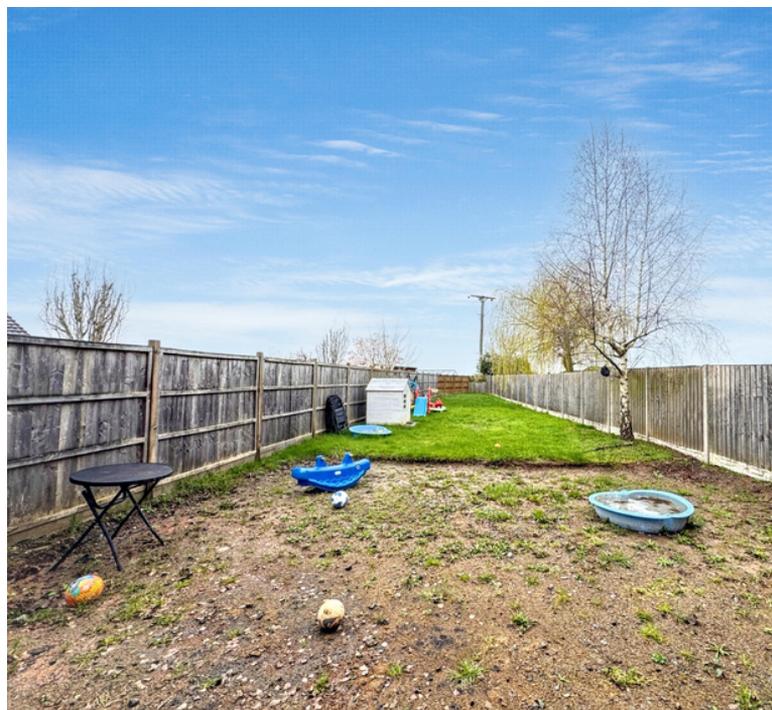
To the rear, the property boasts a spacious garden, predominantly laid to lawn and fully enclosed with timber panel fencing. Enjoying attractive field views, the garden offers a good degree of privacy, making it an ideal outdoor space for relaxing or entertaining.

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 3mbps and superfast 50mbps. Mobile signal strengths are strong for O2 and medium strengths for Vodafone and EE.

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.

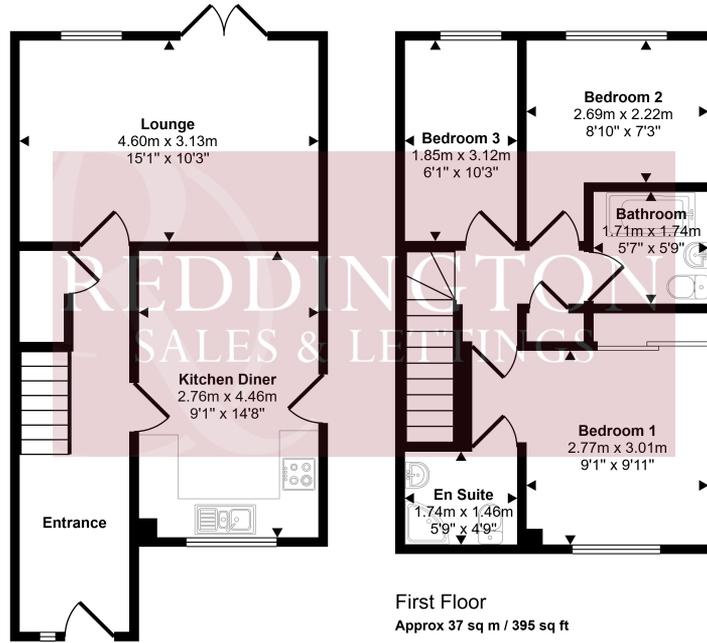






FLOORPLAN & EPC

Approx Gross Internal Area
75 sq m / 805 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

