



2 Park Road, Coalville, Leicestershire. LE67 3AD

£190,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Discover this unique and very spacious 3-bedroom end-terrace property, new to the market and ideally situated in a popular location within walking distance of local amenities. The property offers generous living accommodation comprising two good-sized reception rooms, a fitted kitchen, a downstairs bathroom, and a separate WC. Upstairs, there are three well-proportioned bedrooms. Further benefits include gas central heating and uPVC double glazing throughout. A standout feature is the large outbuilding with power and lighting, ideal for use as a workshop or for those requiring additional storage space. To the rear, there is also a parking space suitable for a small car, adding to the convenience of this fantastic home.

EPC Rating D Council Tax Band A

FEATURES

- Three Bedroom End Terrace Property
- NO CHAIN
- Large Outbuilding With Power & Lighting
- 2 Reception Rooms
- Close To Local Amenities
- Garage To Rear
- UPVC Double Glazing & Gas Central Heating
- Council Tax Band A
- EPC Rating D



ROOM DESCRIPTIONS

Ground Floor

Reception Room

3.94m x 3.65m (12' 11" x 12' 0")

Entered via the front door, this welcoming reception room features a uPVC double glazed window to the front elevation, allowing for plenty of natural light. The room benefits from laminate flooring and a feature fireplace, creating a cosy focal point. A door leads through to Reception Room 2.

Reception 2

3.40m x 3.65m (11' 2" x 12' 0")

This spacious second reception room features a uPVC double glazed window to the rear elevation, providing natural light, along with wooden flooring and pendant lighting. A fireplace creates an attractive focal point to the room. There is a useful under-stairs storage cupboard, a door leading to the staircase to the first floor, and a further door providing access into the kitchen, making this a practical and well-connected living space.

Kitchen

Fitted with a range of matching base and eye-level units, one of which houses the boiler, complemented by a contrasting worktop. The kitchen includes a gas hob with oven below and extractor hood above, a stainless steel drainer sink, and space for an under-counter fridge and washing machine. The room benefits from tiled flooring, a uPVC double glazed window to the side aspect, and a uPVC double glazed door to the side providing natural light and access. A further door leads through to the bathroom.

Bathroom

Fitted with a pedestal hand wash basin and a P-shaped bath with shower over, the bathroom features tiled flooring and half-height tiling to all walls, with full-height tiling surrounding the bath and shower area. A frosted uPVC double glazed window to the side aspect provides natural light and privacy. A door leads through to a separate WC.

Separate WC

Comprising a low flush WC, this room features tiled flooring and half-height tiling to all walls. A frosted uPVC double glazed window to the side aspect provides natural light while maintaining privacy.

First Floor

Landing

Stairs rise to the first-floor landing, which is carpeted and features pendant lighting. The landing provides access to all three bedrooms.

Bedroom 1

3.13m x 3.94m (10' 3" x 12' 11")

A very spacious double bedroom featuring a uPVC double glazed window to the front aspect, allowing for plenty of natural light. The room is carpeted and benefits from pendant lighting.



ROOM DESCRIPTIONS

Bedroom 2

3.95m x 2.74m (13' 0" x 9' 0")

Another spacious double bedroom, featuring a uPVC double glazed window to the rear aspect. The room is carpeted and benefits from pendant lighting, along with a useful over-stairs storage cupboard providing additional storage space.

Bedroom 3

2.23m x 3.41m (7' 4" x 11' 2")

Featuring a uPVC double glazed window to the rear elevation, this bedroom is carpeted and benefits from pendant lighting.

Outbuilding

3.22m x 8.23m (10' 7" x 27' 0")

To the rear of the property, there is a large outbuilding. It is equipped with power and lighting.

Outside

The rear garden is mainly laid to lawn with a paved slab pathway leading to the garden gate, where there is a parking space suitable for a small car. The garden also benefits from a large outbuilding, ideal for storage or workshop use.

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 17mbps, superfast 80mbps and ultrafast 1800mbps. Mobile signal strengths are strong for O2 and EE and medium for Three and Vodaphone.

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



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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