

TO
LET



Greenhill Road, Coalville, Leicester, Leicestershire LE67 4RJ

£850 pcm

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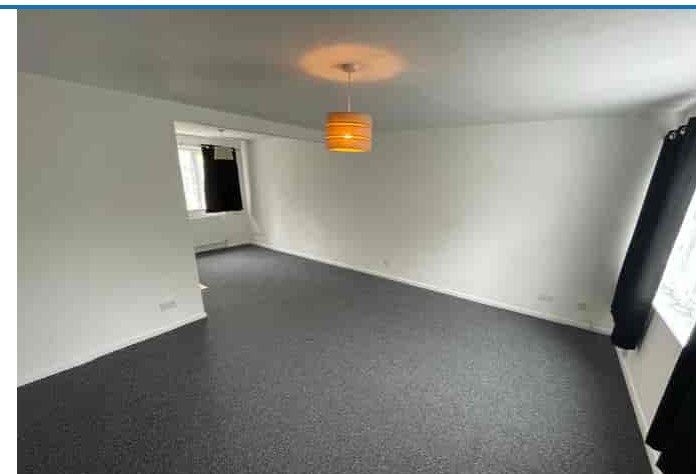


PROPERTY DESCRIPTION

Ideal Rental - Situated in this sought after location you will find this three bed semi-detached home. Inside the property you will find accommodation comprising, entrance porch, lounge, dining area, kitchen, three good sized bedrooms, bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazing with off road parking to the front / side and garden to the rear. Internal viewing comes highly recommended.

POINTS OF INTEREST

- *Semi-Detached*
- *Three Bedrooms*
- *Lounge*
- *Dining Area*
- *Kitchen*
- *No Chain*
- *Viewing Essential*



ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

UPVC double glazed door to the side aspect, cloak cupboard.

Lounge

14' 8" x 13' 4" (4.47m x 4.06m) UPVC double glazed window to the front aspect, stairs to first floor landing and radiator.

Dining Area

8' 11" x 8' 5" (2.72m x 2.57m) UPVC double glazed window to the rear aspect and radiator.

Kitchen

9' 1" x 8' 11" (2.77m x 2.72m) UPVC double glazed window and door to the rear aspect, being fitted with a range of wall and base units with built in sink/drainage and plumbing for washing machine.

First Floor

First Floor Landing

Built in airing cupboard.

Bedroom One

11' 6" x 11' 1" (3.51m x 3.38m) UPVC double glazed window to the front aspect and radiator.

Bedroom Two

11' 5" x 9' 2" (3.48m x 2.79m) UPVC double glazed window to the rear aspect and radiator.

Bedroom Three

8' 2" x 6' 2" (2.49m x 1.88m) UPVC double glazed window to the front aspect and radiator.

Bathroom

Two UPVC double glazed window to the rear aspect,, being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower attachment and radiator.

Front / Side Garden

To the front / side of the property there is ample off road parking with lots of space for potential extension (subject to the local planning process).

Rear Garden

To the rear of the property there is a laid to lawn garden, planted surround and patio area.

Additional Notes:

Council tax band B (North West Leicestershire District Council)

Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

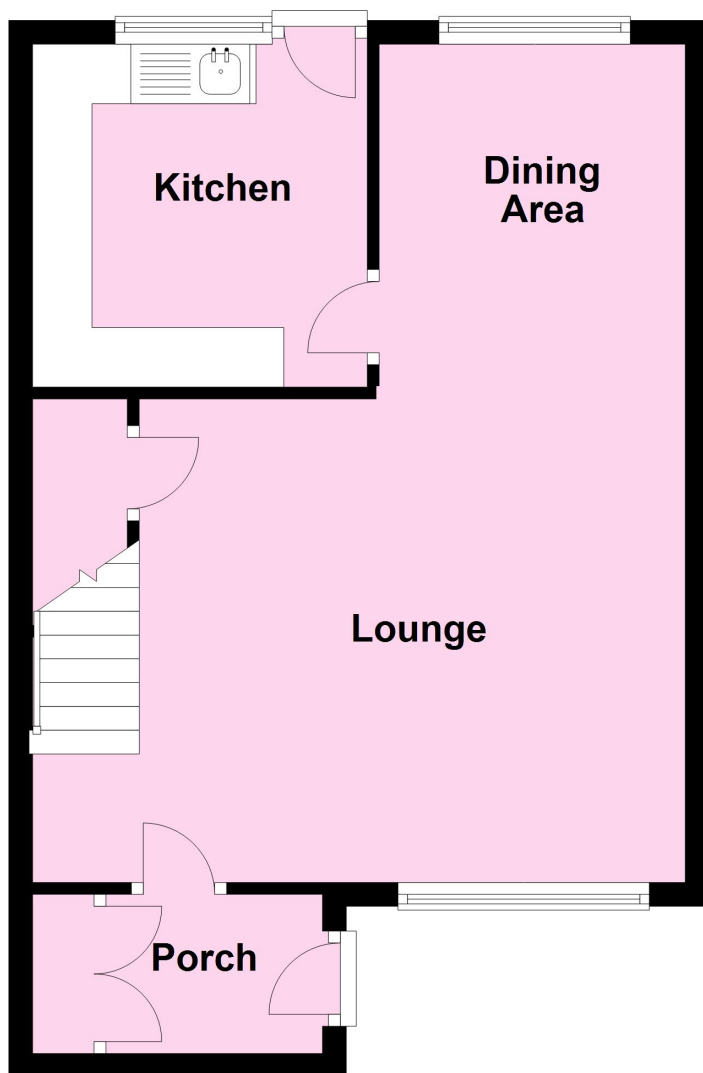
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

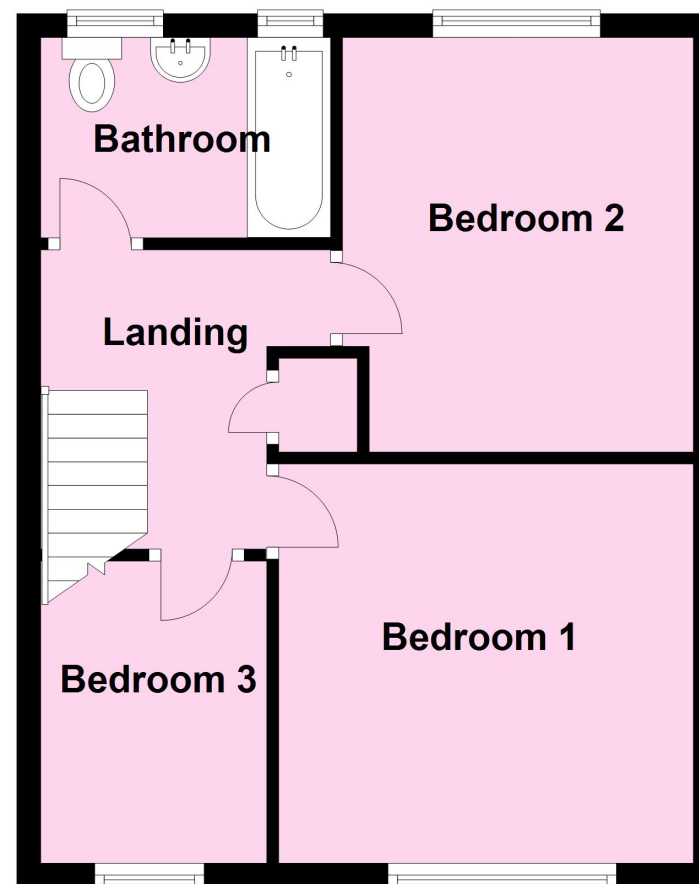
Ground Floor

Approx. 42.1 sq. metres (453.6 sq. feet)



First Floor

Approx. 37.9 sq. metres (408.3 sq. feet)



Total area: approx. 80.1 sq. metres (861.9 sq. feet)