



6 Bridle Road, Coalville, Leicestershire. LE67 3GB

- Character Cottage
- Private rear garden with detached office/playroom
- Ideal first time buy/buy to let
- Desirable location
- Close proximity to Coalville town
- Excellent road links A50, M1, M42
- EPC E
- Council Tax Band A
- Tenure- Freehold
- Planning permission granted to extend



PROPERTY DESCRIPTION

CHARMING COTTAGE! Reddington Sales & Lettings are pleased to bring to market this charming, bedroom cottage which is located in a sought after area on the outskirts of Whitwick and oozes character throughout! The ground floor comprises; kitchen/living/dining area and bathroom. To the first floor are 2 bedrooms. Externally, the property features a large rear garden with a detached wood built office/playroom with its own lighting and power. There is also planning permission in place which was granted to extend the property to provide 2 further bedrooms, an en-suite shower room and family bathroom to the first floor. PP-10336068v1. Viewing is very highly recommended to appreciate!

EPC rating E, Council tax band A. Tenure- Freehold



ROOM DESCRIPTIONS

Living/kitchen/dining

A bright and spacious living area with a feature log burning stove, a selection of matching wall and base units with worktop over, integrated electric double oven and hob, single bowl sink and drainer with mixer tap, uPVC double glazed window and door to the front and French doors leading out to the rear and ceiling pendant lighting.

Bathroom

A modern bathroom fitted with a white three piece suite consisting of panelled bath with wall mounted shower, WC and hand wash basin in vanity, tiled walling and flooring, uPVC double glazed window and ceiling pendant lighting.

Stairs & Landing

Bedroom 1

Generous sized bedroom with uPVC double glazed window, freestanding oil radiator, ceiling pendant lighting and carpeted.

Bedroom 2

Generous sized bedroom with uPVC double glazed window, freestanding oil radiator, ceiling pendant lighting and carpeted.

Rear Garden

A delightful and large rear garden, boasting its own detached office/play room complete with power and lighting. There is rear pedestrian access, a slabbed patio area, gravelled seating area and a decking area providing more seating/entertaining space to the front of the office/playroom.

Agents Note

This property is standard built construction. The property is connected to mains electricity and sewerage. Broadband strength is (standard 16mbps) Mobile signal strengths are full strength for O2 and Vodafone, medium strength for EE and weak strength for 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



FLOORPLAN & EPC



GROUND FLOOR

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

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