



26 Meadow Lane, Coalville, Leicestershire. LE67 4DL

£295,000 Freehold

FOR SALE





## PROPERTY DESCRIPTION

This beautifully presented three-bedroom family home offers generous living space, modern finishes, and excellent versatility throughout. A welcoming entrance porch and hallway set the tone for the property, leading to a stylish sitting room, ground floor WC, and a stunning high-gloss kitchen with integrated appliances, opening into a fantastic dining/snug area complete with a multi-fuel burner and patio doors to the garden—perfect for family living and entertaining. Upstairs boasts three well-proportioned bedrooms and a contemporary bathroom, while outside features include a substantial outbuilding ideal as a workshop or hobby space, a lawned rear garden with patio, and extensive driveway parking to the front and rear. With its spacious layout and desirable location, this home represents an ideal opportunity for families or investors, and early viewing is highly recommended.

EPC Rating D    Council Tax Band B

## FEATURES

- Three Bedroom Semi Detached Property
- Well Presented Throughout
- Driveway Parking for Multiple Cars
- Modern Kitchen With Breakfast Bar
- Close to Local Amenities
- Private Rear Garden with Patio Area
- Large Outbuilding With Power & Lighting
- EPC Rating D
- Council Tax Band B



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Porch

2.84m x 0.78m (9' 4" x 2' 7")

Entered via a stylish composite door with UPVC double glazed full-length windows and matching side panels, the property opens into a bright and welcoming entrance porch. Finished with contemporary tiled flooring and a stylish lantern wall light, it provides an impressive introduction to the home. A further composite door with frosted glass panels leads into the main hallway.

#### Hallway

The hallway enjoys a modern décor with tiled flooring, carpeted dog-leg stairs to the first floor, an understairs storage cupboard housing the consumer unit, radiator, and access to the ground floor WC.

#### Sitting Room

3.4m x 4.48m (11' 2" x 14' 8")

A well-proportioned reception room with a UPVC double glazed window, central chimney breast (currently blocked but offering potential for reinstatement), radiator, carpet flooring, and pendant lighting.

#### Ground Floor WC

0.94m x 1.46m (3' 1" x 4' 9")

Fitted with a low flush WC, wall-mounted granite-effect worksurface with stylish glass bowl sink and mixer tap, chrome heated towel rail, tiled flooring, integrated spotlights, extractor fan, and a UPVC frosted window to the side.

### Kitchen

6.24m x 1.78m widening to 2.43m (20' 6" x 5' 10")

The kitchen is a bright and stylish space, fitted with a modern high-gloss suite complemented by contrasting butcher's block effect work surfaces and tiled splashbacks. Integrated appliances include a Kenwood double electric oven with grill, a Rangemaster five-ring electric hob with extractor above, and an integrated dishwasher. There is also further space and plumbing for a tall fridge/freezer and washing machine. A stainless steel sink with hose mixer tap sits beneath one of two UPVC double glazed windows, while a frosted glazed side door and patio doors leading onto the garden ensure the room is filled with natural light and provides easy access to the outdoor space.

### Dining Area/Snug

6.26m x 3.42m (20' 6" x 11' 3")

The dining area offers a fantastic open-plan space, perfect for both entertaining and everyday family living. At its heart is a striking multi-fuel burner set within a tiled hearth and framed by a rustic oak mantelpiece, adding warmth and character to the room. Finished with laminate flooring, pendant lighting, and integrated spotlights, the space is both stylish and practical. Patio doors open directly onto the garden, seamlessly connecting indoor and outdoor living.

### Outbuilding

5.93m x 5.11m (19' 5" x 16' 9")

A substantial space with metal up-and-over door, storage in the eaves, separate consumer unit, power, and lighting. Ideal as a workshop, hobby room, or for motorbike storage.





## ROOM DESCRIPTIONS

### Outside

The outside space is equally impressive, with a generous rear garden mainly laid to lawn and featuring a patio seating area ideal for outdoor dining and relaxation. The garden is well enclosed by fencing and further enhanced with external lighting, an outside tap with hose connection, and a side gate leading to a second driveway with double gates for additional secure access. To the front of the property, an extensive driveway provides ample off-road parking for several vehicles, making this home as practical as it is charming.

### First Floor

#### Landing

The landing includes a UPVC window to the front elevation, carpet flooring, and loft access.

#### Bedroom One

4.29m x 3.46m (14' 1" x 11' 4")

A spacious double bedroom with UPVC window to the rear and radiator.

#### Bedroom Two

3.68m x 3.44m (12' 1" x 11' 3")

A large and bright double bedroom with two front-facing UPVC windows, carpet flooring, and radiator.

#### Bedroom Three

2.46m x 2.52m + entrance area (8' 1" x 8' 3")

A generous single or small double with UPVC rear window, carpet flooring, and radiator.

### Bathroom

2.54m x 1.58m (8' 4" x 5' 2")

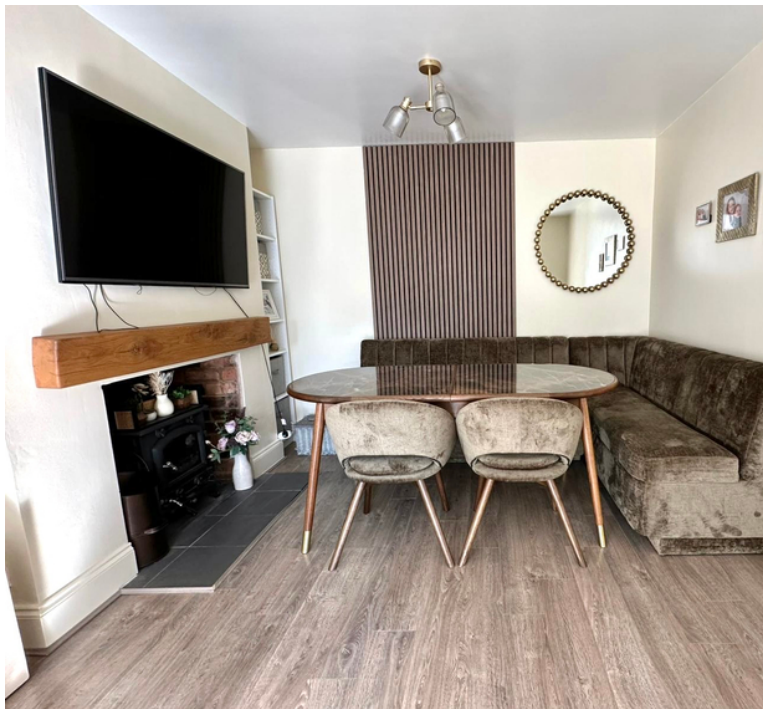
Beautifully presented with a low flush WC, bath with mixer tap and shower attachment, vanity sink with built-in storage, wall-mounted mirror unit, chrome heated towel rail, integrated spotlights, and frosted UPVC side window.

### 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 13mbps, superfast 80mbps and ultrafast 1800mbps. Mobile signal strengths are strong for O2, Three and EE and medium for Vodaphone.

### Legal Information

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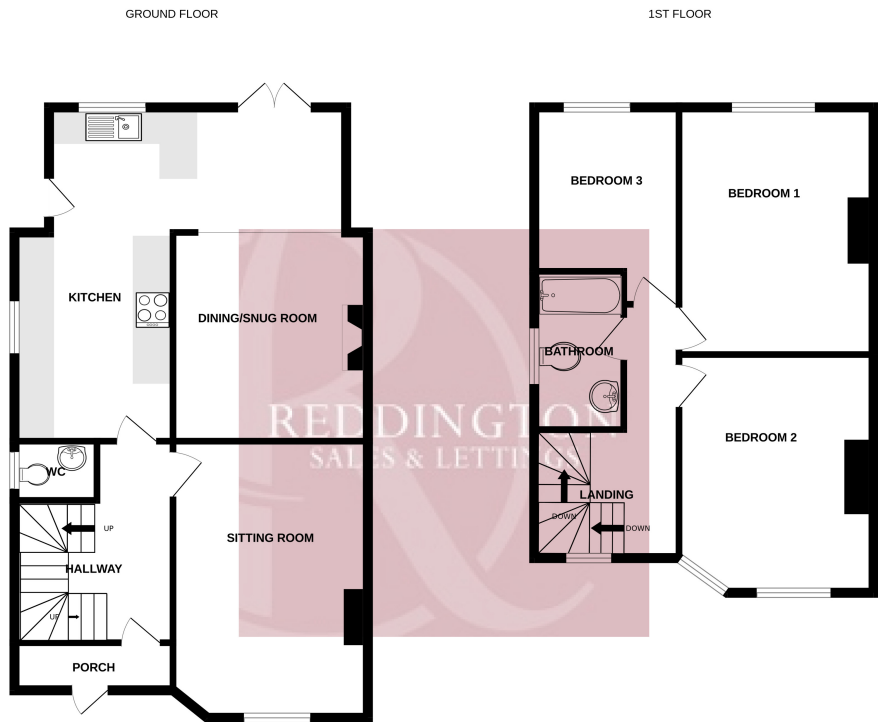








FLOORPLAN & EPC



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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