



3 Neville Drive, Coalville, Leicestershire. LE67 4DX

£270,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Reddington Sales & Lettings are delighted to present this deceptively spacious three-bedroom semi-detached family home, ideally positioned in a highly sought-after and well-established residential area. Thoughtfully laid out for modern family living, the property features two generously sized reception rooms, a contemporary breakfast kitchen, a separate utility room with WC, and a welcoming, spacious entrance hallway. Externally, the home offers ample off-road parking for multiple vehicles and a large, enclosed rear garden, perfect for families and entertaining. Additional highlights include UPVC double glazing throughout and a modern boiler installed approximately five years ago, offering both comfort and energy efficiency. This well-presented home is a fantastic opportunity for families seeking space, practicality, and a great location – early viewing is highly recommended.

Council Tax Band B EPC TBC

FEATURES

- Three Bedroom Semi Detached Property
- Two Reception Rooms
- Open Plan Kitchen Dining Area
- Utility/Ground Floor WC
- Close to Local Amenities
- Off Road Parking
- Council Tax Band B
- EPC TBC



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Entered via a stylish composite door, this bright and welcoming hallway offers engineered light oak flooring, a coir matting area, and a useful under-stairs storage cupboard. There is a double panel radiator, ceiling spotlighting, and carpeted stairs rising to the first-floor landing. Doors lead off to the utility/WC, lounge, and dining kitchen.

Dining Kitchen

5.79m x 2.67m (19' 0" x 8' 9") Converted from the original garage, this stunning and spacious kitchen benefits from UPVC double glazed windows to the front and side aspects and a side access door. Fitted with a contemporary range of gloss black base units and contrasting white high gloss eye-level units, complemented by tiled splashbacks and ceramic tiled flooring. Integrated appliances include a four-ring electric hob, stainless steel electric oven, extractor fan, and a newly fitted dishwasher. There's also plumbing and space for a freestanding washing machine and large fridge freezer. Wall-mounted radiator, spotlights to ceiling.

Lounge

6.0m x 3.56m (19' 8" x 11' 8") This generous reception space enjoys a large UPVC double glazed window with views over the rear garden. Featuring an elegant Adam-style fire surround with a marble hearth and integrated electric fire, radiator, ceiling and wall lights, and coving to the ceiling. Door to separate dining/family room.

Dining/Family Room

4.17m x 2.69m (13' 8" x 8' 10") A versatile second reception room that could be used as a dining area, home office or playroom. Features include UPVC double glazed patio doors opening onto the rear garden, radiator, and further access into the kitchen.

Utility/Ground Floor WC

A practical utility space with UPVC frosted window to the front aspect, worksurface with tiled upstands, space and plumbing for a washing machine, vanity unit with inset stainless steel sink and mixer tap, low flush WC, chrome heated towel rail, and ceramic tiled flooring.

Rear Garden

To the rear, the property occupies a larger-than-average plot with a fully enclosed garden laid mainly to lawn, complemented by a paved patio – perfect for outdoor entertaining. Timber panel fencing surrounds the garden for privacy. To the front, there is ample off-road parking for several vehicles, with a well-maintained lawned frontage and outside tap, wall lighting, and security lighting.

First Floor

Landing

Carpeted landing with smoke alarm, ceiling light, and access to loft space. UPVC window provides additional natural light.



ROOM DESCRIPTIONS

Bedroom One

3.56m x 3.71m (11' 8" x 12' 2") Spacious double bedroom with UPVC window to the rear aspect, radiator, carpet flooring, and ceiling spotlights. Also provides access to the en suite.

En Suite

Fitted with a low flush WC, wash basin with vanity unit and tiled splashback, wall-mounted mirror, and enclosed shower cubicle with Triton electric shower. Chrome heated towel rail, ceramic flooring, and ceiling spotlights.

Bedroom Two

2.67m x 3.48m (8' 9" x 11' 5") Another generous double bedroom with UPVC window to the rear, radiator, carpeted flooring, and ceiling spotlights.

Bedroom Three

4.17m x 1.96m (13' 8" x 6' 5") Currently used as a study this is a versatile space depending on your needs, UPVC window to front aspect, carpeted, pendant lighting, radiator.

Family Bathroom

A fantastic four-piece bathroom suite comprising a corner shower cubicle, low flush WC, pedestal wash basin, and bath with mixer tap. Tiled splashbacks, frosted UPVC window to side aspect, ceramic tiled flooring, and ceiling light.

Agents Notes

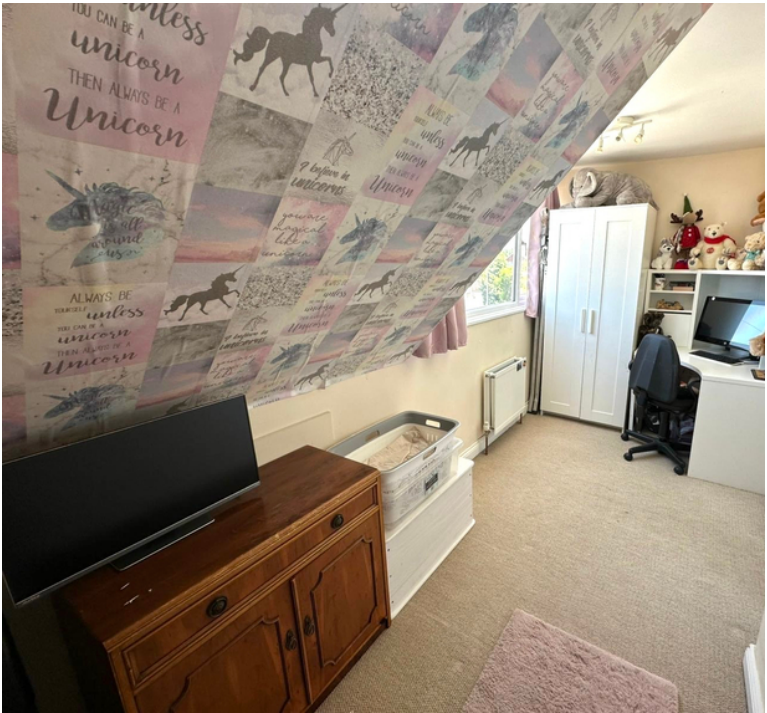
This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 7mbps, superfast 53mbps and ultrafast 1800mbps. Mobile signal strengths are poor for O2, EE, Vodaphone and Three.

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.



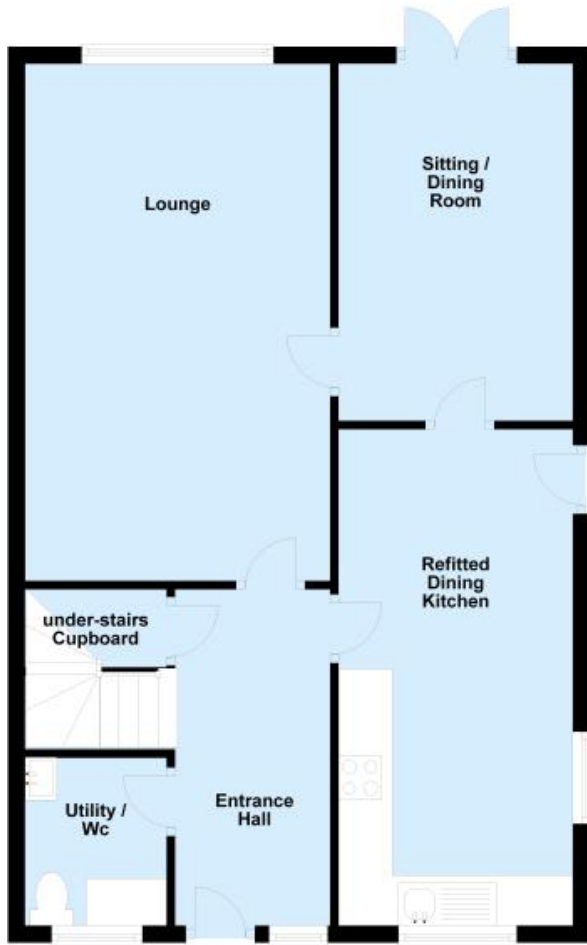




FLOORPLAN

Ground Floor

Approx. 61.8 sq. metres (664.9 sq. feet)



First Floor

Approx. 53.8 sq. metres (578.8 sq. feet)

