



5 Kemp Road, Coalville, Leicestershire. LE67 3QL

£310,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

Reddington Sales & Lettings are pleased to bring to market this well presented, 4 bedroom detached property, situated near to the centre of Coalville in a quiet Cul-de-sac. Comprising entrance hall, lounge with bay window, dining room, modern fitted kitchen, WC and conservatory. The first floor comprises main bedroom with en-suite shower room, 3 further bedrooms and a family bathroom. The property is well presented with immaculate gardens to front and rear. To the side there is a driveway for 2 cars and a detached single garage.

EPC rating D, Council tax band D. Tenure - Freehold

## FEATURES

- Detached
- Main bedroom with ensuite
- Conservatory
- Immaculate gardens front and back
- Cul de sac location
- 4 bedrooms
- Lounge and separate dining room
- Modern fitted kitchen
- Detached brick built garage
- Close to local amenities



# ROOM DESCRIPTIONS

## Exterior

Front garden with mature shrubs, pathway and gravelled areas.

Rear garden with patio, laid to lawn, mature planting and privet hedging.

Single detached garage 2.74m x 5.24m with power and lighting.

Tarmac driveway for 2 cars

## Entrance Hall

Fitted carpet, wood composit front door, under stairs storage, pendant lighting, radiator and power.

## Kitchen

2.87m x 3.61m (9' 5" x 11' 10") Modern fitted white gloss kitchen, Logik oven with 4 gas burner hob and extractor, integrated fridge freezer, plumbing for washing machine, tiled splash backs, sink with drainer, window to rear elevation, back door on to the rear garden.

## Dining room

2.90m x 3.76m (9' 6" x 12' 4") Fitted carpet, window to front elevation, pendant lighting, radiator, power points.

## Lounge

5.95m x 3.26m (19' 6" x 10' 8") Fitted carpet, bay window to front elevation, sliding doors into the conservatory, gas fire place, pendant lighting, radiator, TV and power points.

## Conservatory

3.26m x 3.00m (10' 8" x 9' 10") Half brick conservatory with uPVC roof and double doors opening out onto the garden.

## WC

Fitted carpet, Wash hand basin, WC, Window to front elevation, pendant lighting and radiator.

## Stairs & Landing

Carpeted stairs leading up from the entrance hall. Landing giving access to all 4 bedrooms, the family bathroom, airing cupboard and loft access. Pendant lighting, power and radiator.

## Main bedroom

3.24m x 3.28m (10' 8" x 10' 9") Fitted carpet, fitted wardrobes, window to front elevation, pendant

lighting, power and radiator. Access to the en-suite shower room.

## En-suite

3.24m x 0.86m (10' 8" x 2' 10") Fitted carpet, shower, wash hand basin and WC, tiled splash backs, window to front elevation, pendant lighting, radiator and extractor.

## Bedroom 2

2.98m x 2.99m (9' 9" x 9' 10") Fitted carpet, window to rear elevation, pendant lighting, power and radiator

## Bedroom 3

2.17m x 3.32m (7' 1" x 10' 11") Fitted carpet, window to rear elevation, pendant lighting, power and radiator.

## Bedroom 4

1.95m x 3m (6' 5" x 9' 10") Fitted carpet, window to front elevation, pendant lighting, power and radiator.

## Bathroom

1.96m x 1.96m (6' 5" x 6' 5") Fitted carpet, 3 piece suite, tiled splash backs, window to front elevation, pendant lighting, radiator and extractor.

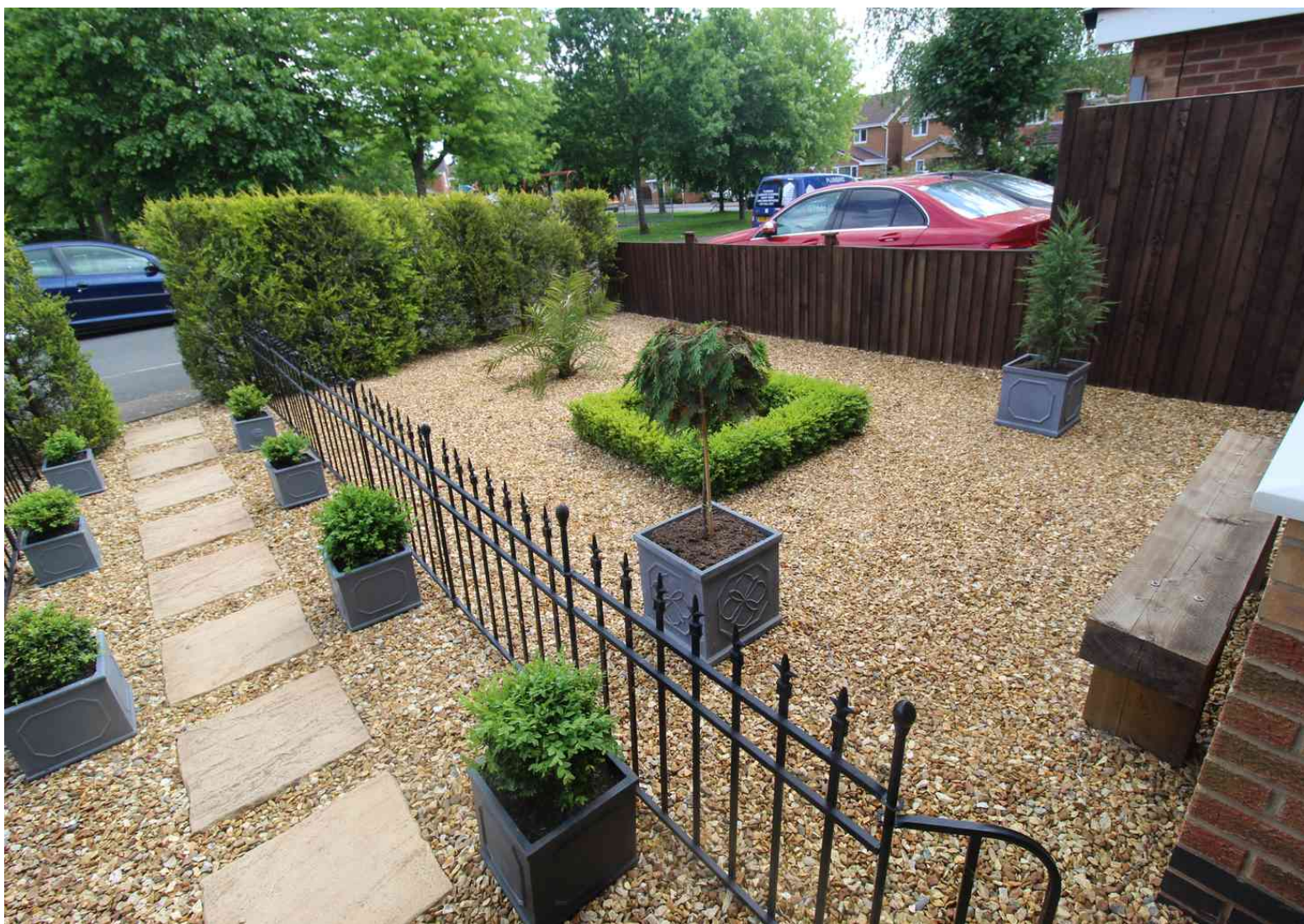
## Agent Notes

This property is standard built construction. The property is connected to mains gas, electricity and sewerage. Broadband strengths are (standard 10mbps, superfast 53 mbps, ultrafast 1000 mbps) Mobile signal strengths are full strength for O2 and Vodafone and medium strength for EE and 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 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 of 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.



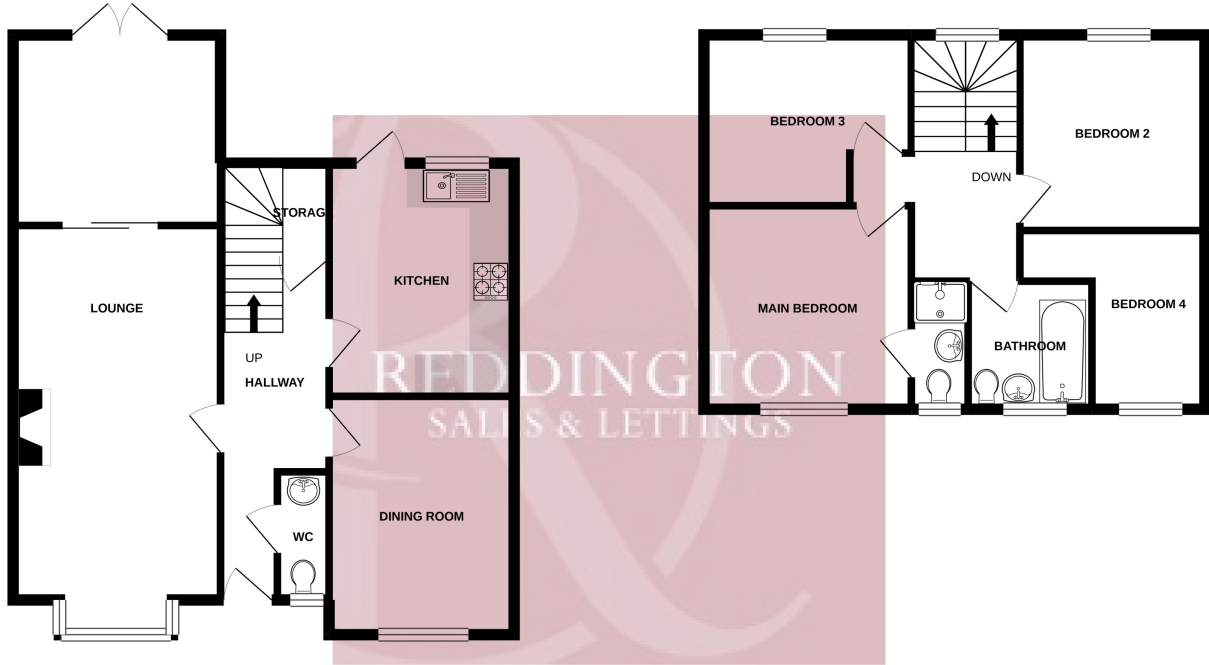




# FLOORPLAN

GROUND FLOOR  
681 sq.ft. (63.3 sq.m.) approx.

1ST FLOOR  
504 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 1185 sq.ft. (110.1 sq.m.) approx.

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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