



67 Discovery Close, Coalville, Leicestershire. LE67 3AW

£240,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Positioned on a sought-after development, this beautifully presented three-bedroom semi-detached home offers spacious and stylish accommodation throughout. Perfectly suited for first-time buyers, young families, or downsizers, the property benefits from a modern fitted kitchen, a bright living room with ample natural light, and three well-proportioned bedrooms. Additional features include a contemporary family bathroom, private rear garden ideal for outdoor entertaining, and off-road parking to the front. With easy access to local amenities, schools, and transport links, this home combines comfort and convenience in a highly desirable location. Ready to move into, it presents an excellent opportunity to settle in a friendly community.

Council Tax B and EPC rating B

FEATURES

- Three Bedroom Semi Detached Property
- Spacious Kitchen Diner
- Enclosed Garden
- Downstairs WC
- Private Driveway for 2 Cars
- Close to Local Amenities
- Gas Central Heating
- Council Tax Band B
- EPC Rating B



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Accessed via a composite front door, the entrance hallway features stylish engineered oak-effect flooring and a handy under-stairs storage cupboard complete with shelving. A radiator with cover adds a neat finish, while a smoke alarm ensures safety. Doors lead to the lounge and dining kitchen, with stairs rising to the first floor.

Lounge

4.66m x 3.47m (15' 3" x 11' 5") A bright and airy bay-fronted lounge featuring a UPVC double-glazed window overlooking open green space to the front. The room is finished with pendant lighting, two radiators, media sockets, and a TV aerial point—ideal for cosy evenings and relaxing with family or friends.

Kitchen Diner

4.32m x 3.71m (14' 2" x 12' 2") A spacious, modern kitchen fitted with a range of white base and eye-level units, offering ample storage and workspace. Integrated appliances include a four-ring gas hob, a new fan-assisted electric oven, and a stainless steel extractor hood with splashback. There is space and plumbing for a dishwasher and a freestanding fridge/freezer. The one-and-a-half bowl stainless steel sink with mixer tap is positioned beneath a rear-facing UPVC window, complemented by an additional side window that floods the space with natural light. A composite door provides convenient access to the garden.

Utility

A rare and practical addition to homes of this style, the separate utility room features additional base units, a work surface, electric socket, spotlighting, and a radiator. This space is perfect for keeping laundry and household chores neatly tucked away from the main living areas.

Ground Floor WC

Comprising a low-flush WC and pedestal wash basin, this convenient ground floor WC features part-tiled walls, a radiator, overhead lighting, and practical vinyl flooring.

First Floor

Landing

A notably spacious landing featuring light birch-effect laminate flooring, a single panel radiator, smoke alarm, and convenient loft access.

Bedroom One

3.83m x 3m (12' 7" x 9' 10") A generous double bedroom featuring fitted sliding wardrobes and recessed lighting. The room benefits from a UPVC double-glazed window to the rear aspect, a single panel radiator, a TV aerial point, and continued laminate flooring throughout.



ROOM DESCRIPTIONS

Bedroom Two

3.22m x 2.08m (10' 7" x 6' 10") Featuring a UPVC double-glazed window that offers views over the green beyond (agent note: please confirm the name of the green space, possibly part of The National Forest). The room is finished with a single panel radiator and pendant lighting, creating a bright and inviting atmosphere.

Bedroom Three

2.28m x 2.0m (7' 6" x 6' 7") A well-proportioned third bedroom, ideal as a nursery or home office. It features a front-facing UPVC double-glazed window, single panel radiator, an over-stairs storage cupboard, TV aerial point, and matching birch-effect flooring for a cohesive look.

Outside

To the rear, the garden is mainly laid to lawn with a spacious decked area perfect for entertaining and relaxing. An additional raised decked seating area provides extra outdoor space. The garden benefits from outdoor side sockets, a hot and cold water tap, and a gated side entrance leading to a generous driveway with parking for multiple vehicles. Fully enclosed by timber panel fencing, the garden offers both privacy and security.

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 14mbps ,Superfast 80mbps, Ultrafast 1800mbps Mobile signal strengths are strong for O2 and Vodaphone and medium for EE and Three.

Legal Information

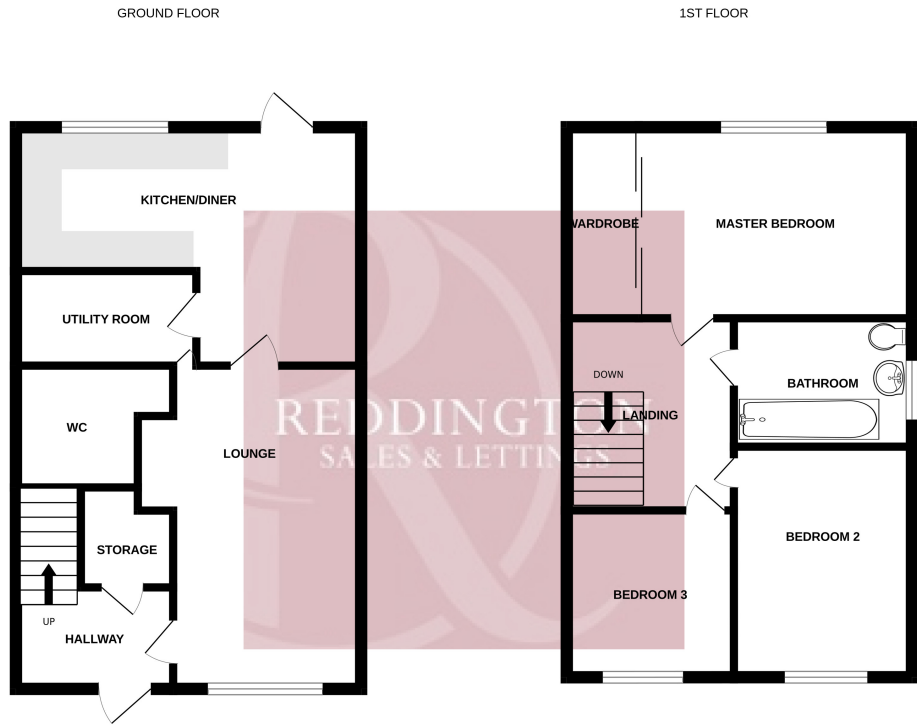
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FLOORPLAN & EPC



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