



17 Swan Way, Coalville, Leicestershire. LE67 4BU

£470,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

EXTENDED FAMILY HOME! Reddington Sales & Lettings are pleased to present to market this immaculately presented and RECENTLY RENOVATED 5 bedroom detached family home, which occupies a deceptively GENEROUS DOUBLE PLOT which overlooks a green in a desirable residential area of Coalville. The property has been extended and significantly improved by the current owners and features an integral garage and ample off road parking. Ground floor accommodation comprises; two reception rooms, dining room/study, conservatory, impressive kitchen/diner, utility and WC. To the first floor there is a master bedroom suite complete with separate dressing room and en-suite bathroom, a second en-suite bedroom, three further bedrooms and a family bathroom. Viewings are HIGHLY recommended and are strictly by appointment only!

EPC rating C, Council tax band D.

FEATURES

- Modern and extended
- Detached Five Bedroom House
- Two en-suite bathrooms
- Dressing room to master
- Substantial plot
- Impressive kitchen diner
- Integral garage
- Ample off road parking
- Two reception rooms
- Overlooking a green



ROOM DESCRIPTIONS

Front

A very attractive property frontage with tar mac and gravel driveway providing ample off road parking.

Entrance Hall

Carpeted, with heating radiator and door access to the lounge.

Lounge

5.10m x 4.06m (16' 9" x 13' 4") A spacious and welcoming lounge with feature UPVC double glazed bay window, heating radiator, ceiling pendant lighting, carpeted and door access to the dining room and entrance hall.

Kitchen/Diner

8.34m x 4.04m (27' 3" x 13' 3") An absolutely stunning and impressive kitchen/dining area. A true treat to this fantastic home! With porcelain tiled flooring, with under floor heating, dual ceiling pendant lighting, ceiling spotlights, UPVC Tilt-Folding doors leading out to the rear patio, extra UPVC double glazed window to the rear, island with drawer storage and seating area, base units with worktop over with integrated dishwasher, integrated double oven, integrated induction hob and a double bowl inset sink with mixer tap. There is also sliding wooden door access to a pantry/storage cupboard.

Reception Room 2

3.13m x 3.32m (10' 3" x 10' 11") With Engineered Herrington wooden flooring, UPVC double glazed bay window, under floor heating and ceiling pendant lighting.

Utility Room

A good sized utility situated just off from the kitchen with base units, worktop, sink and drainer, UPVC double glazed window to the side, door leading outside to the side of the property and door access to the WC and kitchen/diner.

WC

A handy ground floor WC with feature Scrabble tiled flooring, under floor heating, UPVC double glazed window to the side, WC, hand wash basin, cupboard housing the boiler and ceiling spotlights.

Dining Room

3.43m x 3.10m (11' 3" x 10' 2") With UPVC double glazed sliding doors to the conservatory, ceiling pendant lighting, carpeted, stairs to the first floor and door access to the lounge and kitchen/diner.

Conservatory

3.88m x 2.66m (12' 9" x 8' 9") A bright and airy rear conservatory with French style UPVC double glazed doors leading out to the patio. With a pitched polycarbonate roof, tiled flooring, TV aerial, power and light.

Stairs & Landing

Carpeted stairs leading up from the Dining Room. Landing with access to a cupboard housing the large water tank which sufficiently serves the whole property and further doors giving access to all 5 bedrooms and the family bathroom.

Master Bedroom

3.54m x 4.31m (11' 7" x 14' 2") A spacious master bedroom with 2x UPVC double glazed windows to the front, heating radiator, ceiling pendant lighting, carpeted and access to the dressing room.

En-Suite Bathroom

2.42m x 2.88m (7' 11" x 9' 5") A large and stylish en-suite to the master with corner double walk in shower with part tiled walls, porcelain tiled floor, freestanding bath with centre taps, WC, hand wash basin, large wall mounted heated towel rail, UPVC double glazed window to the front and ceiling spotlights.

Dressing Room

2.38m x 4.28m (7' 10" x 14' 1") A spacious and luxury dressing room, situated just off from the master bedroom. With UPVC double glazed window to the front, heating radiator, ceiling spotlights, lock access and carpeted. Access to master bedroom and en-suite bathroom.

Family Bathroom

2.12m x 2.23m (6' 11" x 7' 5") A stylish and modern family bathroom with a double wall in shower enclosure with wall mounted rainfall shower, part tiled walls, bath with tiled splashbacks, decorative porcelain tiled floor, WC, hand wash basin, UPVC double glazed window to the side and ceiling spotlights.

Bedroom 2

4.98m x 3.12m (16' 4" x 10' 3") With UPVC double glazed window to the rear, heating radiator, ceiling pendant lighting, carpeted and access to the ensuite.

En-Suite

Ensuite to bedroom 2 with step in shower cubicle, part tiled walls, tiled floor, UPVC double glazed window to the side, hand wash basin, WC and ceiling spotlights.

Bedroom 3

3.33m x 3.18m (10' 11" x 10' 5") With UPVC double glazed to the rear, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 4

3.18m x 3.00m (10' 5" x 9' 10") With UPVC double glazed window to the rear, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 5

2.91m x 2.63m (9' 7" x 8' 8") With UPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

Rear Garden

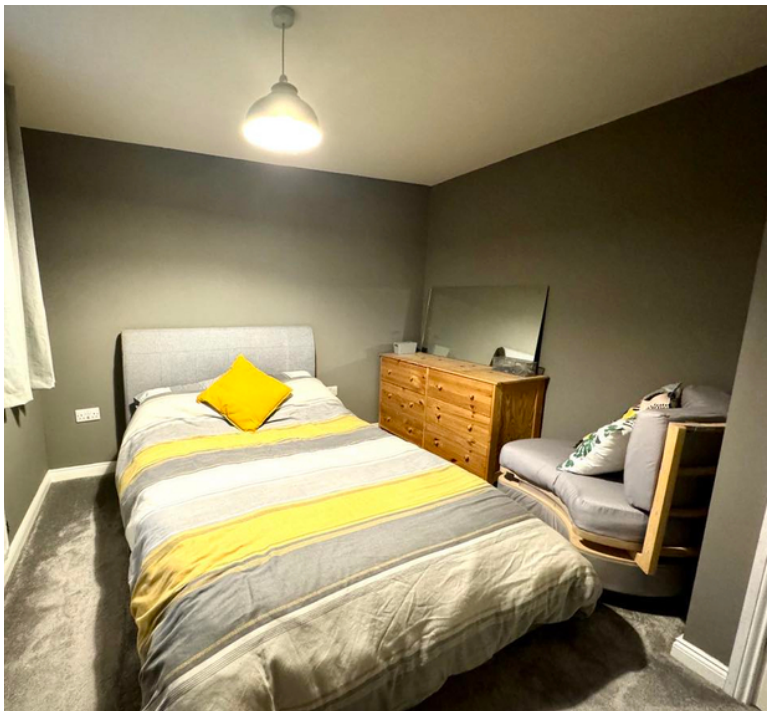
A beautiful, large rear garden which is not overlooked and stretches around the side of the property. There is a slabbed patio area, mature trees, fenced boundaries, outside security lighting and laid to lawn.

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 fixed 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 our selves Redington 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 a guide layout only. Dimensions are approximate and not to scale.







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		
(69-80)	C		82
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	