



21 Curlew Close, Coalville, Leicestershire. LE67 4BD

£250,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

Located in a fantastic cul-de-sac location, Reddington Sales and Lettings is offering this property, which is situated in a choice corner position. It features a walled and fenced rear garden, garage, driveway, additional parking, double glazing, gas central heating, an open porch, a hall, a guest cloakroom/WC, a 19' lounge/diner with a feature fireplace and patio doors, a breakfast kitchen with a range of cupboards, a built-in oven, hob and hood, three bedrooms, an en-suite shower room, a family bathroom with a whirlpool bath, as well as gardens, a garage, and a driveway.

Council Tax Band C EPC Rating C Freehold

## FEATURES

- Detached House
- 3 Bedrooms
- Master Bedroom with Ensuite
- Family Bathroom with Jacuzzi Bath
- Downstairs WC
- Garage
- Beautiful Garden
- Cul-de-sac Location
- Council Tax Band C
- EPC RATING C



## ROOM DESCRIPTIONS

### Entrance Hall

Radiator, wall lights, heating thermostat, doors leading to lounge, WC and kitchen, door leading to garage.

### Downstairs WC

2.23m x 0.82m (7' 4" x 2' 8")

Low flush WC, wall mounted basin with tiled splashback, single panel radiator, frosted UPVC glazed window to side aspect, carpeted.

### Kitchen

4.27m x 2.22m (14' 0" x 7' 3")

Kitchen with 1 1/2 bowl drainer sink, four ring Tricity Bendix gas hob with Tricity Bendix electric oven, tiled splashback, extractor fan, wall mounted Glow-worm boiler, space and plumbing for washing machine, double glazed window to front and side aspects, single panel radiator, laminate flooring.

### Lounge

3.52m x 5.8m (11' 7" x 19' 0")

Open plan lounge diner with stairs leading to 1st floor landing, Adam style fire around with marble hearth, gas fire, UPVC double glazed sliding patio doors opening onto the garden, window to rear aspect and 2 double panel radiators.

### Landing

With access to roof space, smoke alarm.

### Master Bedroom

3.54m x 3.28m (11' 7" x 10' 9")

Benefiting from 2 UPVC double glazed windows to front aspect, built-in wardrobes, carpeted, radiator, pendant light.

### En-Suite Shower Room

2.06m x 1.86m plus recess (6' 9" x 6' 1")

UPVC frosted double glazed window to front aspect, low flush WC, pedestal wash basin with tile splashback, shower with Triton T80 electric shower, laminate flooring.

### Bedroom 2

3.09m x 3.42m (10' 2" x 11' 3")

A double room with single panel radiator, pendant lighting and carpeted.

### Bedroom 3

2.42m x 2.64m (7' 11" x 8' 8")

Double glazed window to rear aspect, single panel radiator, pendant lighting, carpet.

### Bathroom

2.45m x 3.09m (8' 0" x 10' 2")

An excellent size bathroom with three piece bathroom suite with jacuzzi bath, radiator, extractor fan, UPVC double glazed frosted window to side aspect, built in airing cupboard.



## ROOM DESCRIPTIONS

### Outside

The rear garden is enclosed by brick walling and benefits from a patio, main lawn with outside lighting and mature bordering shrubs.

### Agents Notes

This property is believed to be of standard construction. The property is connected to mains electricity, gas, water and sewerage. Broadband speeds are standard 12mbps, superfast 80mbps and Ultrafast 1000mbps. Mobile signal strengths are high for EE and medium for O2, Three and Vodafone.

### 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.

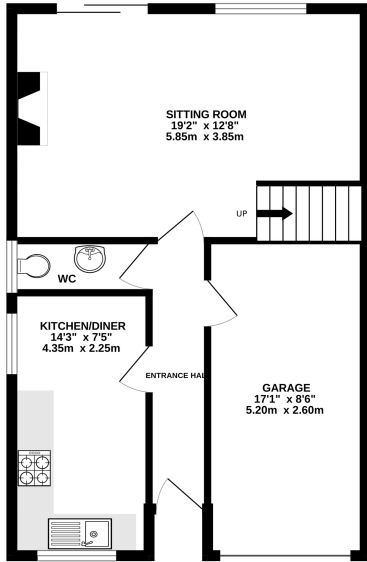




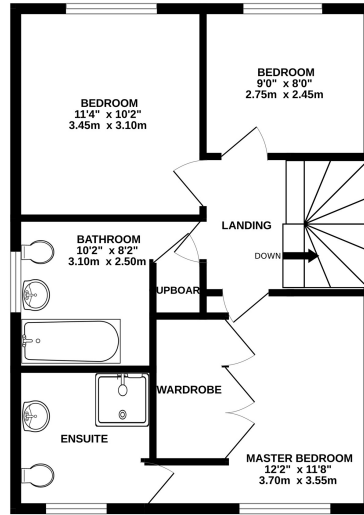


# FLOORPLAN & EPC

GROUND FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



21 CURLEW CLOSE, COALVILLE, LE67 4BD

TOTAL FLOOR AREA: 1072 sq.ft. (99.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	83
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	