



Meadow Lane, Coalville, Leicestershire **£205,000**







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EPC Rating Is Grade E
For full EPC please contact the branch

Property Description

Period semi detached property in sought after location. Early viewing is highly recommended to appreciate the style, size and location of this lovely home. Comprising of entrance hall with feature tile flooring, light and airy front reception room with front bay window and side window, understairs store, good size social second reception room open to the kitchen area fitted with a range of base and wall units, side access door to the side lean to and door leading through to the refitted family bathroom. To the first floor the landing gives access to three good size bedrooms with access to a good size roof space boarded and with potential off bedroom. Further benefitting from gas fired central heating system and double glazing to the windows. Externally to the front of the property there is a driveway providing car standing. A side gate leads to the well designed rear garden with decking area, lawn, covered entertaining area and two brick stores to the rear. EPC

Our View

Ideally professional or family home, the size and style of the property would suit a wide range of purchasers, an early internal viewing is considered essential to appreciate.

Location

The property is located in Coalville which offers a range of shops and local market. There are a variety of schools within the Coalville catchment area and also boasts the Stephenson's Academy. The town is situated on the A511 which offers transport routes for both public and private transport links to nearby Ashby, Burton and Leicester.



Total floor area 102.0 sq. m. (1,098 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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