

# Kelham Grove

Coalville, Leicestershire, LE67 2BY

John  
German











## Kelham Grove

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**£280,000**

**A beautiful, remodelled and extended, contemporary three-storey home set in the heart of this ever popular village. Flexible living space lies within, centred around a gorgeous, extended open-plan living family breakfast kitchen with bi-fold doors and glass lantern roof. A flexible, stylish, semi-detached home.**



You will not be disappointed by this modern, three-storey home. Since purchasing, the owner has undertaken a remodel and redesign of the layout to create a contemporary home, perfect for any style of buyer.

On the ground floor, we have a welcoming, long reception hall with coat and boot area; walking along here, on your right you will find a refitted guest bedroom with a combined utility space, whilst to your left you will find a good sized, flexible reception room which is currently used as the dining room but also ideal as an additional bedroom if required.

The highlight of the home is without a doubt the stunning, extended, living and breakfast kitchen with an extensive range of cabinets wrapping around three sides and extending to form a large breakfast bar area with butcher block timber countertops. Within the kitchen, you will find a Smeg stainless-steel range with matching extractor over, Bosch dishwasher, a wine chiller, and a feature boiling tap providing instant hot water. Additionally, there is a space for an American-style fridge-freezer. The sitting area has bi-folding doors opening out onto the landscaped gardens with lantern roof above, seamlessly combining the inside with the outside, perfect for summer.

On the first floor, you will find a full-width lounge with oak flooring, French doors opening to a Juliet balcony and within this space is a very useful study area for those currently working from home.

Completing the first floor is the third bedroom and an attractive, refitted bathroom with full-height tiling to the walls, a contemporary shaped bath with dual-shower heads, wc, and wash hand basin.

Bedrooms one and two lie upon the second floor, both having fitted wardrobes and re-fitted luxury en-suite shower rooms. The master suite is a lovely size, running the full width of the property, having two front-facing windows flooding the room with natural light.

Outside, lying on a corner plot, the property offers plentiful parking for numerous cars, alongside a single garage with remote door and gated side access leads to the rear; here you will find lovely, private, landscaped gardens, perfect for entertaining.

#### Agents Notes:

Please note that the roof space is leased by Shade Greener, an energy company of which the solar panels belong to and the owners of the property have the benefit of free electricity during daylight hours. We would advise any interested buyers to seek further advice.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk),  
[https://www.nwleics.gov.uk/pages/view\\_planning\\_applications](https://www.nwleics.gov.uk/pages/view_planning_applications)

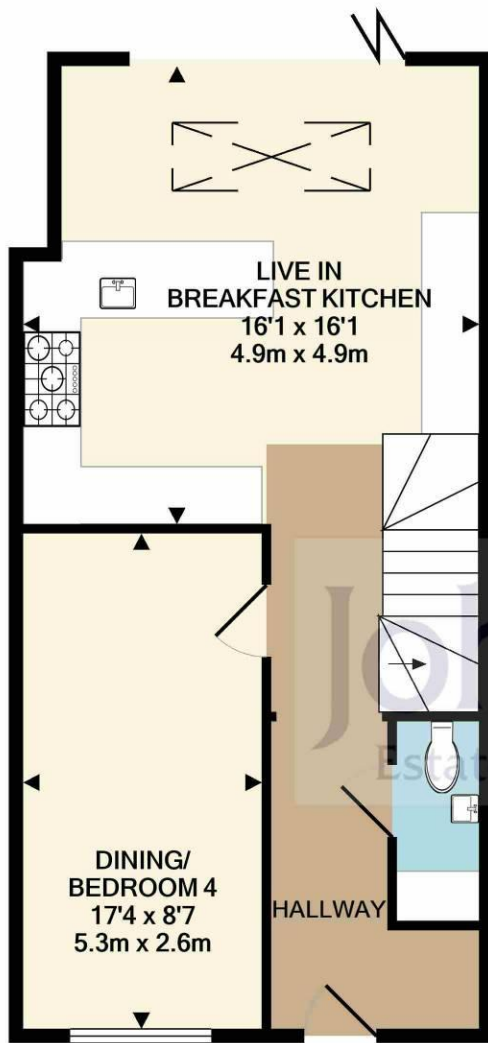
**Our Ref:** JGA/16032021

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band D

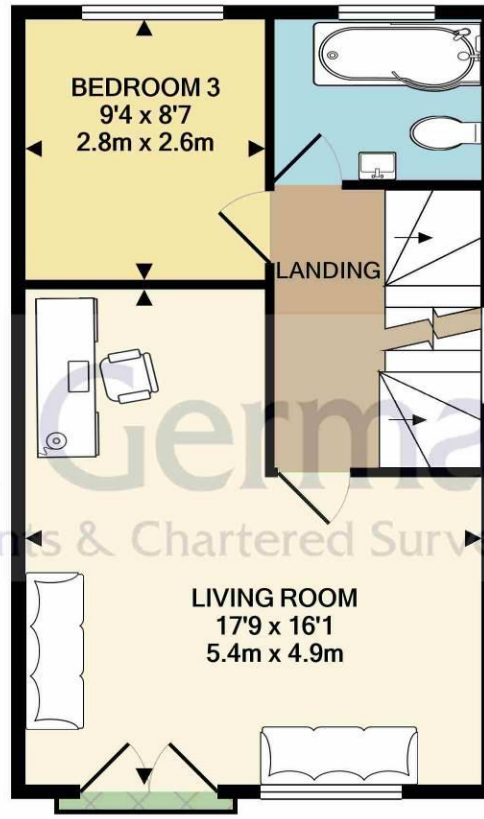








GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   C	75   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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