

# Scotlands Road

Coalville, Leicestershire, LE67 3RD



**Deceptively sized extended semi-detached traditional home with large open plan kitchen dining room, three bedrooms and modern bathroom. The gardens to the rear are also an excellent feature of this perfect First Time Buyers home.**

**£185,000**

**John German**

The property sits in a cul-de-sac setting and a look inside will reveal an excellent array of living space arranged over two floors.

On the ground floor, you will find a full-width lounge with walk-in bay window, feature flooring and a contemporary fireplace set at the focal point of the room.

The kitchen diner is the heart of the home, extended and well equipped with ample base and wall mounted cabinets offset by contrasting black countertops with inset hob, oven and extractor hood over. It has plenty of room for a family dining table and seating area, together with direct access out onto the rear gardens.

Completing the ground floor accommodation is the contemporary bathroom, comprising P-shaped shower bath with screen and shower over, a large vanity unit with inset sink having useful storage beneath, and a separate WC.

On the first floor leading off the landing are three bedrooms, two doubles and one good sized single.

Outside, the rear the gardens are laid mainly to lawn, featuring a summer house and patio area which is part-slabbed and part-decked with a pretty pergola over - perfect for summer BBQs!

**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.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.nwleics.gov.uk/pages/view\\_planning\\_applications](http://www.nwleics.gov.uk/pages/view_planning_applications)

**Our Ref:** JGA/23052022

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

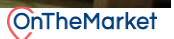


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix ©2022





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		



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**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.

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