

# Bedale Close

Coalville, LE67 3BE

John   
German





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£280,000

Fabulous detached bungalow set in a sought after cul-de-sac setting on an excellent sized plot with extensive parking and detached garage. There are two double bedrooms, a full width lounge, modern bathroom, kitchen and conservatory which overlooks the south facing rear garden.

Coalville, as the name suggests, is a former mining town with a strong sense of pride in its former heritage. It strategically occupies an excellent location for the busy commuter, with excellent links to the M42, M1 and A50, making the towns and cities of the East and West Midlands within easy reach. Enjoying excellent local facilities within the town, combined with popular schools and both the National and Charnwood Forest on the doorstep, makes this an ideal place for the growing family.

This lovely detached bungalow lies at the head of this popular cul-de-sac setting. The current owners have much improved and restyled the property and we cannot recommend viewing highly enough. The property is only half a mile or so stroll into town and it sits on an extensive garden plot with a sunny southerly rear aspect with lawned fore garden, flanked by a long block paved driveway with garage which offers plentiful off road parking.

A look inside will reveal a stylish well presented home having an entrance porch and a central hall with the living space arranged around. To the front is a full width stylish living room with a feature contemporary panelled wall, fireplace and a front facing walk in bay window. Set to one side of this room is a lovely bespoke fitted desk and shelved bookcase, perfect for a bookworm and those that work from home. Leading off the hallway are two well proportioned double bedrooms and a very well appointed refitted shower room, fully tiled with a WC, vanity unit with inset wash hand basin and a full width walk in frameless glazed shower with rainfall shower set above. At the end of the hallway is the kitchen and this has base and wall mounted units wrapping along three sides of the room with complimentary roll top worksurfaces having an inset one and half bowl sink with mixer tap. There is space for a cooker with extractor hood above, space for a dishwasher and fridge freezer. A window overlooks the rear garden. From the kitchen you access into the rear conservatory/garden room which has an insulated roof, radiator for all year-round use and lovely views through the windows and French doors across the south facing rear garden. Within this room there is provision and space for a washing machine.

Outside, the property has a fantastic long block paved driveway. The current owners have divided the rear section from the fore, this can easily be removed to allow full vehicle access all the way through to the oversized garage set to the rear. The garden at the rear enjoys fantastic privacy, having a composite decked patio area with ramped easy access, and is mainly laid to lawn. To the side of the property is a designated vegetable and herb garden with raised planters and a block paved patio.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard. **Parking:** Drive & garage.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband and type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

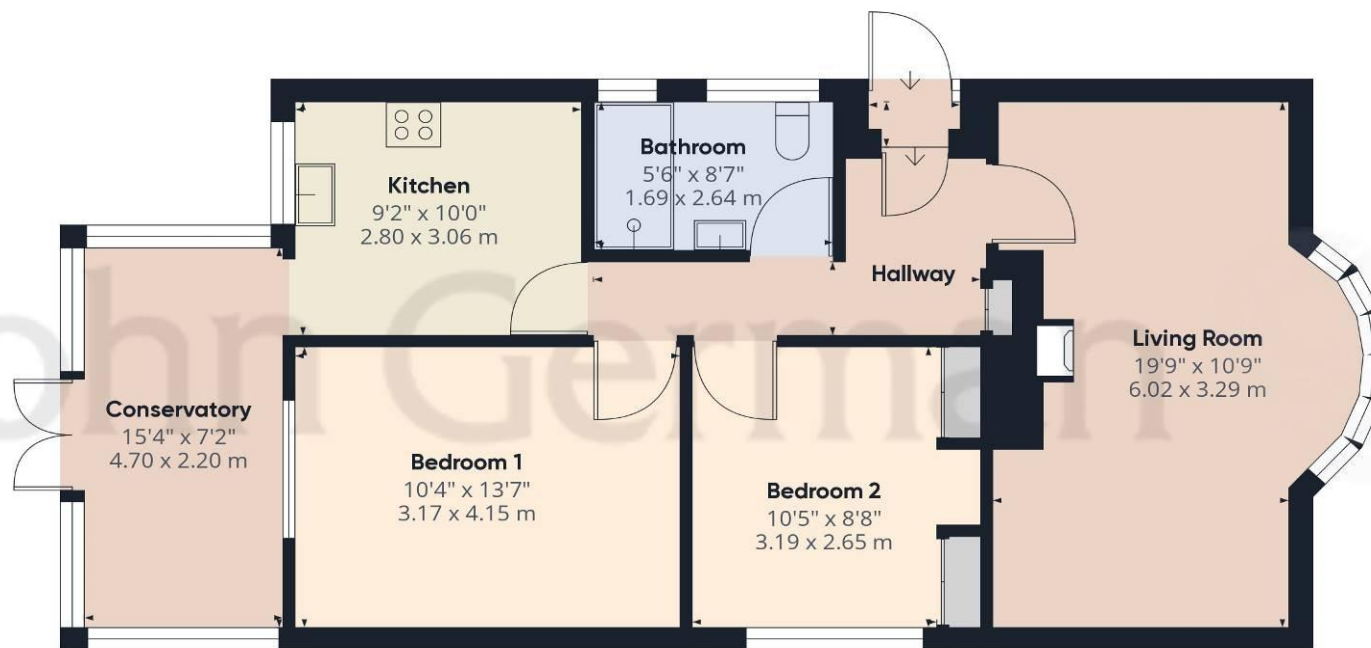
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/28112024

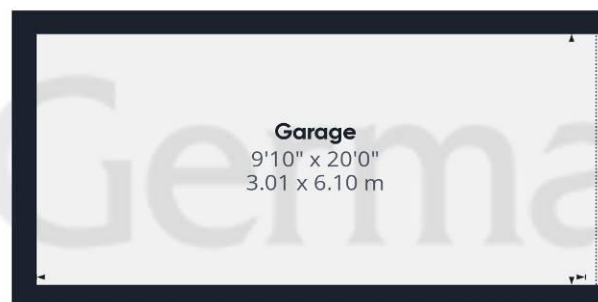
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Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

989.85 ft<sup>2</sup>

91.96 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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