



Hornbeam Close,
Coalville, Leicestershire, LE67 3RH

NEWTONFALLOWELL 

**Hornbeam Close,
Coalville, Leicestershire, LE67 3RH
£220,000**

***** BEAUTIFULLY PRESENTED AND SPACIOUS THREE BEDROOMED SEMI-DETACHED *** EN-SUITE *** UTILITY ROOM AND DOWNSTAIRS WC *** POPULAR MODERN DEVELOPMENT *** LANDSCAPED REAR GARDENS *****

Newton Fallowell are delighted to offer to the market this superb and much improved example of a popular modern three bedroomed detached home on a sought after development. The property was constructed in 2015 and has been decorated in a contemporary yet neutral style throughout and features a landscaped rear garden. Light and airy throughout by virtue of the large windows and high ceilings, this property is perfect for discerning first time buyers and family buyers alike.

The internal accommodation comprises in brief; entrance hall, bay windowed lounge, dining kitchen, utility room, downstairs WC, first floor landing, master bedroom with en-suite shower room, two further bedrooms and a family bathroom.

Externally, to the front of the property there is a pleasant, well tended small garden with a tarmac driveway to the side for two cars. A gate gives access to the rear gardens which are much improved, featuring a shaped lawn, gravelled borders, semi-mature peach trees and a timber shed.



Accommodation

A composite front door leads into:-

Entrance Hall

Having a radiator, stairs to the first floor and doors off to:-

Bay Windowed Lounge

Having a walk in UPVC double glazed box bay window to the front elevation, radiator, television point, large storage cupboard, UPVC double glazed window to the side elevation and an opening to:-

Dining Kitchen

Being fitted with a range of gloss cream wall and base units with a complementary rolled edge work surface, inset stainless steel one and a third bowl sink and drainer, tiled splashbacks, integrated electric double oven and grill, four ring gas hob with extractor over and stainless steel splashback, integrated fridge/freezer, radiator, UPVC double glazed French doors opening to the garden and a door to:-

Utility Room

Having a work surface with space for washing machine and tumble dryer under, external door to the gardens and an internal door to:-

Downstairs WC

Being fitted with a low flush WC, pedestal wash hand basin, wall mounted gas fired central heating boiler and an obscure UPVC double glazed window to the side elevation.

First Floor Landing

Returning to the entrance hall, a staircase rises to the first floor landing, having a radiator, loft access and doors off to:-

Master Bedroom

Having a large UPVC double glazed window to the front elevation, two built in/fitted wardrobes, television and Virgin Media point, radiator and door to:-

En-Suite Shower Room

Being fitted with a tiled shower cubicle, low flush WC, pedestal wash hand basin, heated towel ladder, extractor and an obscure UPVC double glazed window to the front elevation.

Bedroom Two

Having a UPVC double glazed window to the rear elevation, radiator and a fitted double wardrobe.

Bedroom Three

Having a UPVC double glazed window to the rear elevation and radiator.

Family Bathroom

Being fitted with a panelled bath with shower over, low flush WC, pedestal wash hand basin, heated towel ladder, extractor and an obscure UPVC double glazed window to the side elevation.

Exterior and Gardens

To the front of the property there is a pleasant, well tended small garden with a tarmac driveway to the side for two cars. A gate gives access to the rear gardens which are much improved, featuring a shaped lawn, gravelled borders, semi-mature peach trees and a timber shed.

Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease



details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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Data Protection

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FLOOR PLANS (if shown)

Floor plan is not to scale but meant as a guide only.

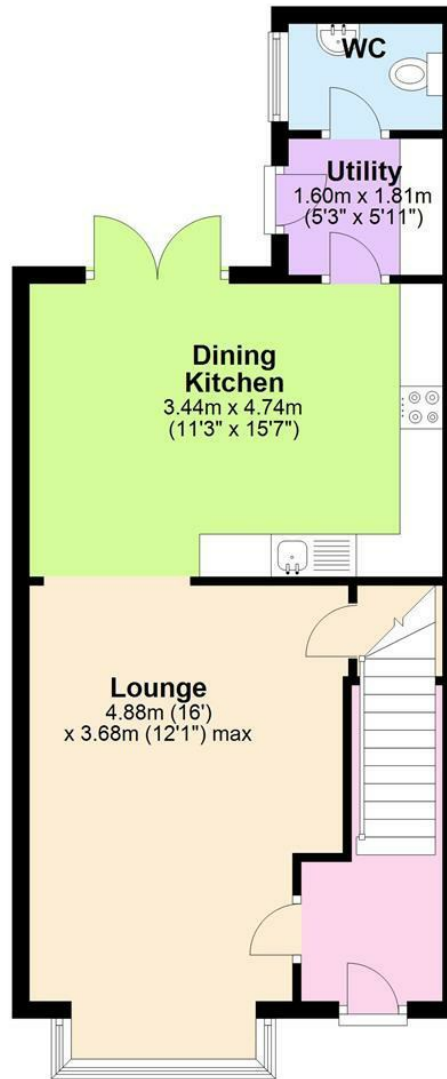




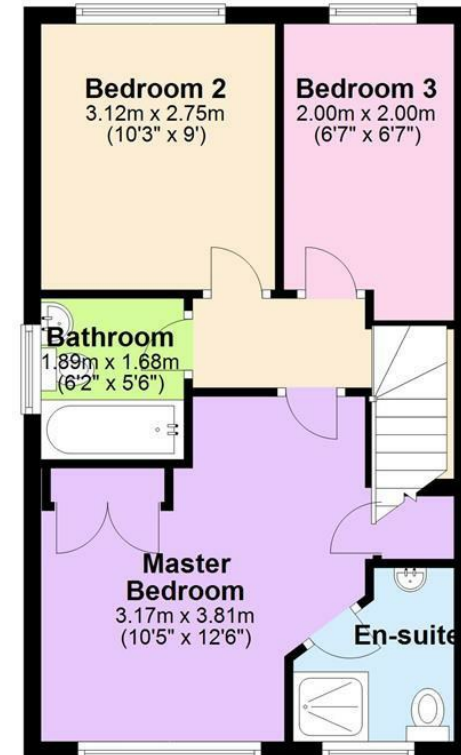


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	87	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC

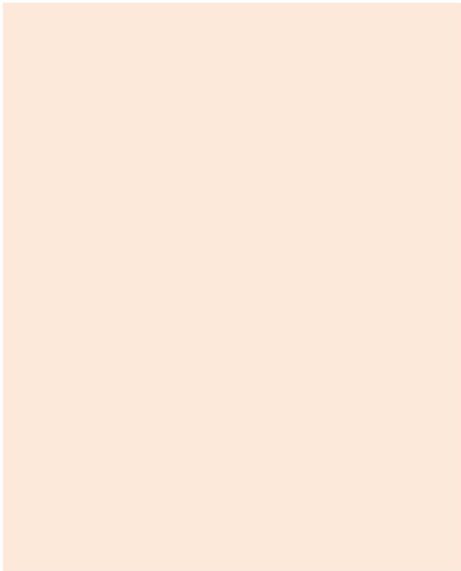
Ground Floor
Approx. 47.4 sq. metres (510.7 sq. feet)



First Floor
Approx. 40.8 sq. metres (439.6 sq. feet)



Total area: approx. 88.3 sq. metres (950.2 sq. feet)



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