

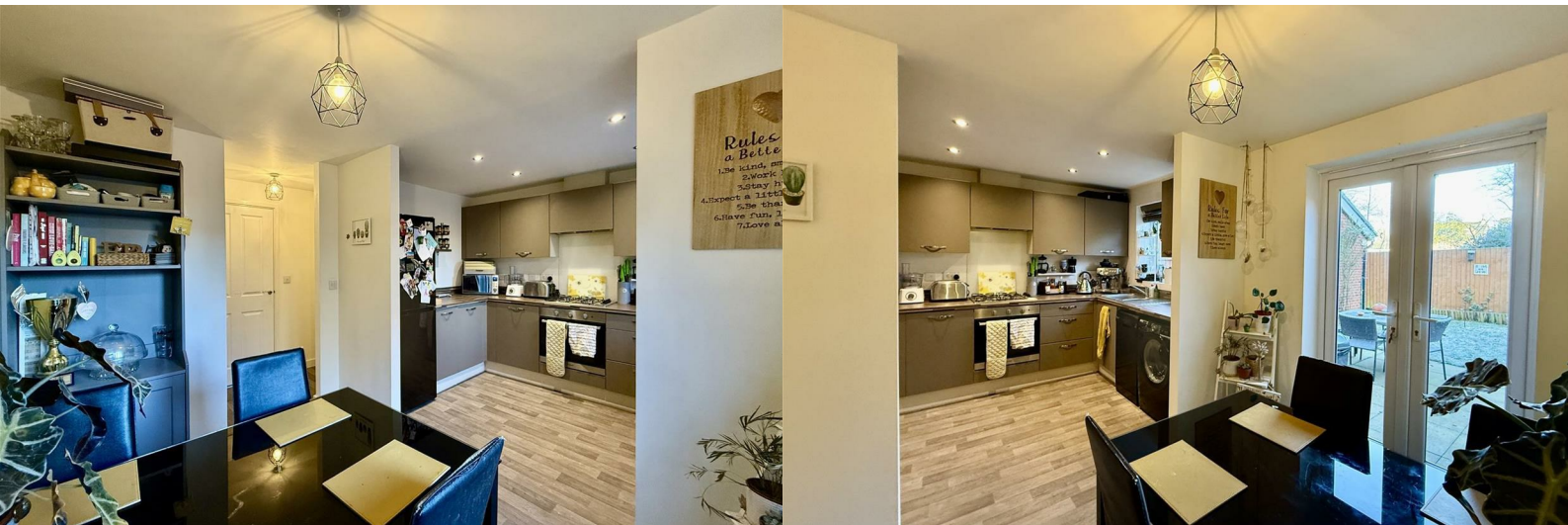
Holderr

A Modern Estate Agent



86 John Cooper Way
, Coalville, LE67 4EQ

£250,000



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Entering via the front door in to the entrance hallway where stairs lead to the first floor landing and lounge off.

The kitchen/diner is to the rear of the rear of the property and benefits from having patio doors that lead out to the rear garden. The fully fitted kitchen comprises a mixture of high gloss wall and base units to include a gas hob with an electric oven. There is also space for a washing machine and Fridge/Freezer. There is a nicely decorated downstairs wc that comprises of a white suite to include wc and a wash hand basin. The under-stairs storage cupboard also provides extra storage space.

Ascend onto the first floor, the landing opens out to three bedrooms and a family bathroom. The master bedroom is to the front of the property and is a light and airy room with access to the En-Suite. The En-Suite comprises of a white three piece suite to include a shower cubicle, wash basin and wc with a window to the front.

The family bathroom also comprises of a white three piece suite to include bath, wash basin and wc, with a window to the side of the property.

To the front of the property there is a pathway leading to the front door and off road parking to side elevation for two well sized vehicles. The rear garden is a great space to enjoy the summer months in and is complete with a large patio area, lawn space and gated access leading to the driveway and

garage.

In addition to the above, appliances and furnishings are available for negotiation to suit the purchasers needs.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

Kitchen / Diner
4.37 x 3.02m
14'4" x 9'11"

WC

Lounge
3.53 x 4.15m
11'7" x 13'7"

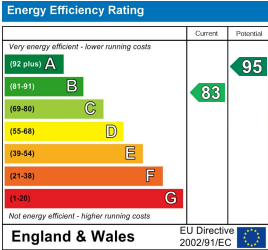
John Cooper Way, Coalville
Internal Square Footage: 768 sq.ft

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Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.