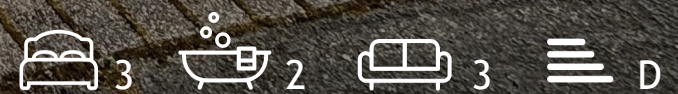




12 Kirton Road
Coalville, LE67 4RX

£325,000



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Coalville, LE67 4RX

A well presented and much extended 3 bedroom detached bungalow in much sought after residential cul-de-sac location with open fields to the rear. The property benefits from full gas central heating, UPVC double glazing, pvc fascia. Good decorative order, floor coverings and fixtures & fittings throughout. The spacious accommodation briefly comprises of porch, dining hall, study, spacious 19' kitchen with a full range of appliances, 22' lounge, UPVC conservatory, 3 good sized bedrooms, 2 bath/shower rooms. Gardens to front and rear, driveway for 4/5 cars & brick garage. Highly Recommended! Freehold with no upward chain. Council Tax Band D

Entrance Porch

UPVC double glazed entrance door & window, fitted carpet, meter cupboard.

Dining Hall

13'4" x 11'8" (4.08m x 3.57m)

UPVC double glazed bay window to front, two radiators, fitted carpet, spotlights to ceiling.

Study

12'8" x 3'4" (3.88m x 1.03m)

UPVC double glazed window to side, radiator, fitted carpet, spotlights to ceiling.

Bedroom Two

14'1" x 9'0" (4.30m x 2.75m)

UPVC double glazed windows to front & side, fitted carpet, radiator, built-in wardrobes.

Side Porch

UPVC double glazed sliding door to side, tiled floor, radiator. Leads into kitchen.

Kitchen

19'3" x 11'8" (5.87m x 3.57m)

A good sized well appointed kitchen with a range of quality appliances and a central island with granite worktops. UPVC double glazed window to front with blinds, UPVC double glazed single door to side porch, upright sleek modern radiator, spotlights to ceiling. Fitted with a range of modern base, drawer & eye level units including deep pan drawers and pull out spice rack, blue granite work surfaces and high upstands, one and a half bowl stone sink unit with mixer taps and Insinkerator waste disposal. Rangemaster large ranger cooker with two electric ovens, grill, warming drawer, 5 ring hob & griddle and a Stoves modern extractor hood. Other appliances included in the sale comprise of integrated dishwasher, Rangemaster American fridge/freezer with drinking water, microwave, wine cooler. Provision for washing machine & dryer.

Lounge

21'10" x 12'11" (6.68m x 3.94m)

A delightful spacious living room situated at the rear of the property with large conservatory off. UPVC double glazed window to side, two radiators, gas fire in attractive stone fireplace, UPVC double glazed sliding patio doors to conservatory.

Conservatory

14'7" x 11'1" (4.46m x 3.40m)

UPVC double glazed conservatory with many opening windows for airflow and a polycarbonate apex roof, ceiling fan, sliding doors to garden, laminate floor.

Internal Passaged lobby

Providing access from the kitchen to the lounge, shower room & Bedrooms One & Three

Bedroom One

14'7" x 13'11" (4.47m x 4.26m)

A really good sized master bedroom with a wealth of built-in wardrobes and an en-suite bathroom. UPVC double glazed sliding patio doors to rear, fitted carpet, radiator, built in wardrobes with sliding glass fronted doors cleverly concealing the access to the en-suite.

En-suite Bathroom

UPVC double glazed opaque window, spotlights to ceiling, chrome towel rail, jacuzzi bath with mains shower over (including Rain shower & handheld shower), vanity wash hand basin, bidet & wc.

Bedroom Three

9'9" x 8'9" (2.98m x 2.67m)

UPVC double glazed window to side, fitted carpet, radiator, built-in wardrobes.

Shower Room

Chrome heated towel rail, tiled floor, fully tiled walls, a white suite comprising of walk-in shower enclosure (including Rain shower & handheld shower), pedestal wash hand basin, wc.

Outside

The front of the property has a garden area.

There is a driveway for a number of cars continuing to the side of the property leading to garage.

The rear gardens are designed for ease of maintenance, patio, lawn, fenced boundaries.

Open aspect over fields to rear.

Detached Garage

18'4" x 9'2" (5.60m x 2.80m)

An extra wide single detached brick built garage with electric up & over door, light & power, UPVC double glazed window & door to side.

Local Authority & Council Tax Information LCC

This property falls within North West Leicester Council (www.nwleics.gov.uk)

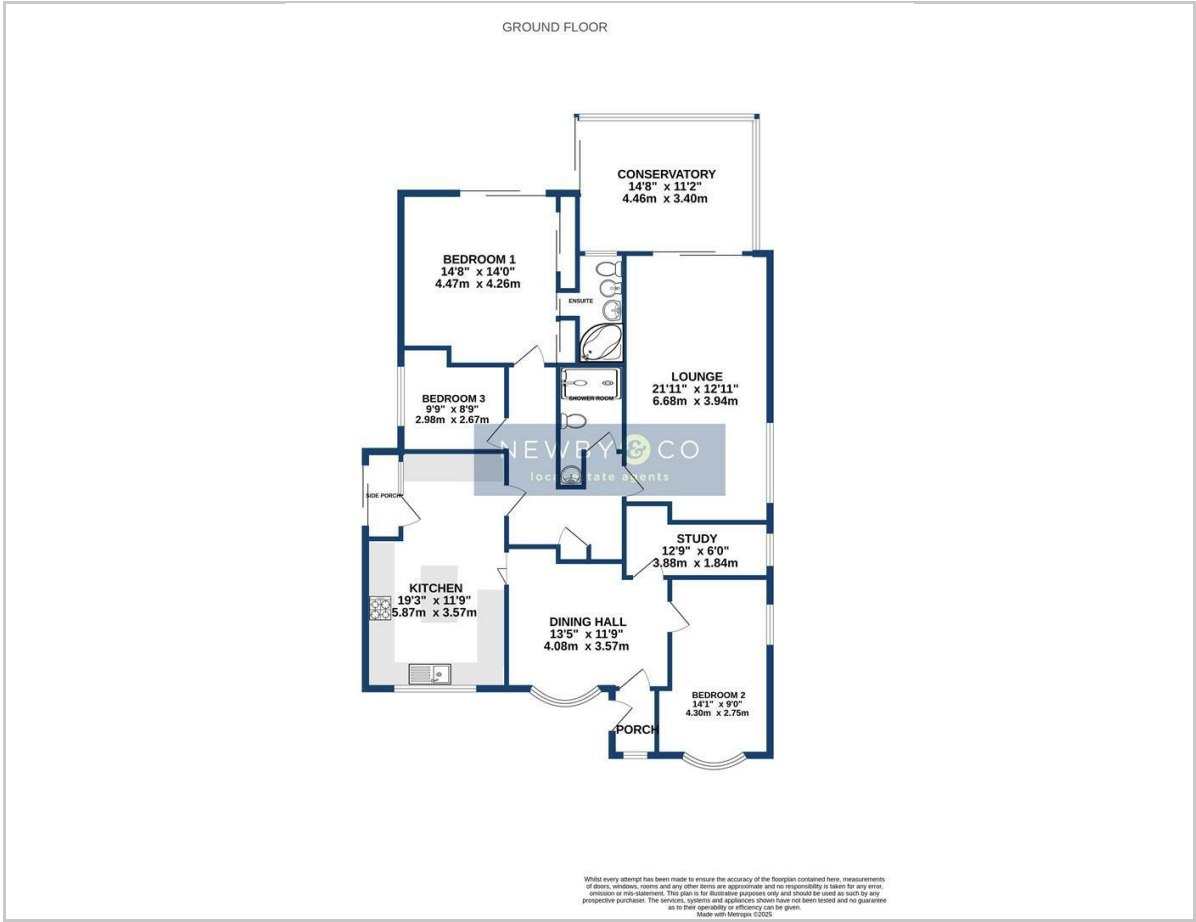
It has a Council Tax Band of D which means a charge of £2316.59 for tax year ending March 2026

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan

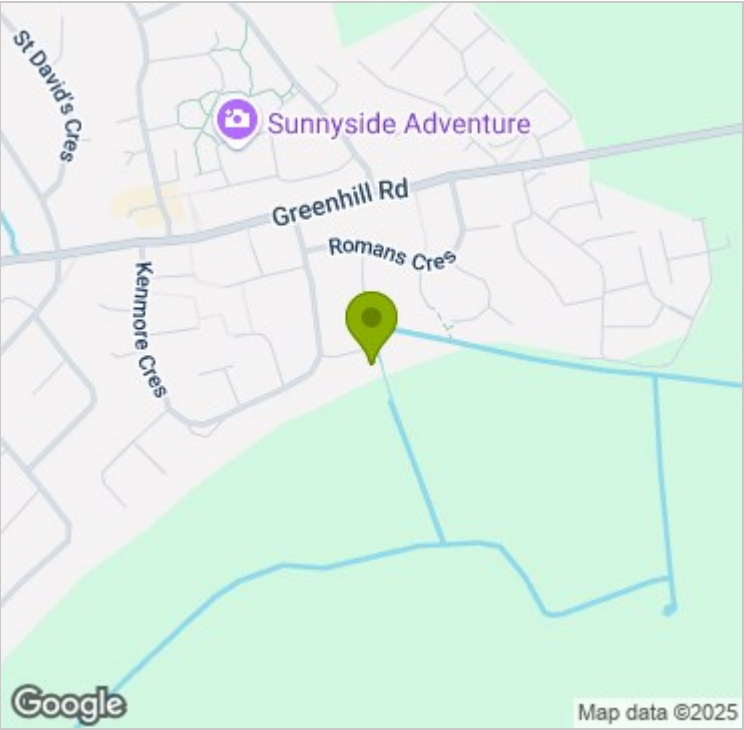


Viewing

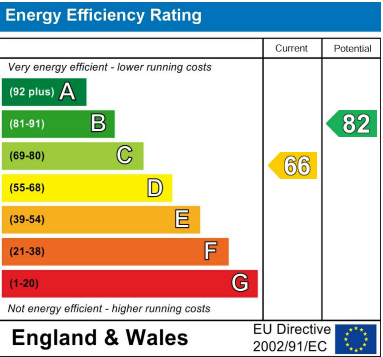
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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