



Chilcott Close, , Coalville, LE67 4EL

- Offered to Market with No Upward Chain
- Lounge-diner
- Utility and Separate WC
- Driveway and Garage
- 360 Virtual Tour
- Four Bedroom Detached Home
- Fitted Kitchen
- Family Bathroom and Ensuite to Bedroom 1
- Ideal family or first time buyer property
- Modernisation project

Offers Over £275,000



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DESCRIPTION

Nestled in the tranquil cul-de-sac of Chilcott Close, Coalville, this delightful detached house presents an excellent opportunity for families or first-time buyers seeking a property to personalise. Offered to the market with no upward chain, this home is ready for its new owners to make their mark.

Upon entering, you are welcomed into a spacious open-plan lounge-dining room, which is bathed in natural light and features French doors that lead directly to the rear garden patio. This seamless connection to the outdoors makes it an ideal space for entertaining or enjoying family gatherings. The fitted kitchen, complete with a separate utility room and a convenient downstairs WC, provides practicality for everyday living.

The first floor boasts four well-proportioned bedrooms, ensuring ample space for family or guests. The family bathroom serves the three additional bedrooms, while the master bedroom enjoys the luxury of a private en-suite shower room, offering a touch of privacy and convenience.

Outside, the enclosed garden is predominantly laid to lawn, providing a safe space for children to play or for gardening enthusiasts to cultivate their green fingers. A paved seating area invites you to relax and enjoy the serene surroundings, complemented by mature plants and shrub borders that enhance the garden's charm.

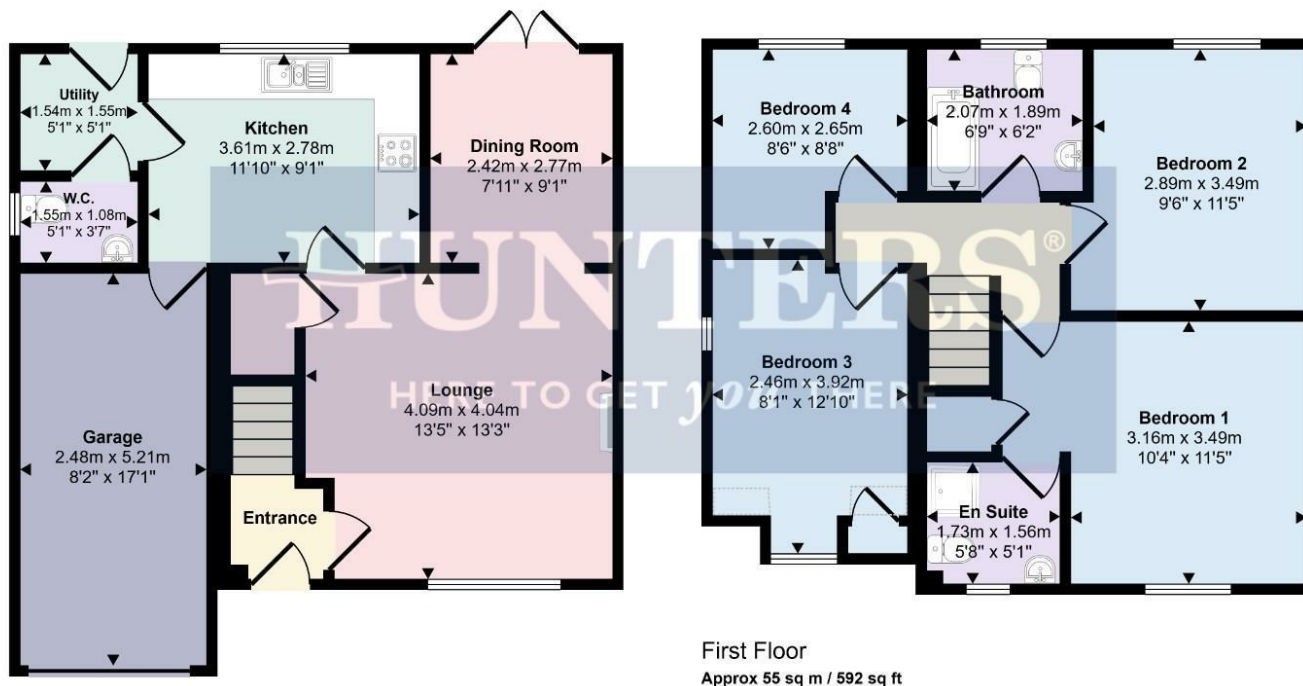
Conveniently located, this property is within close proximity to local shops, schools, and various amenities. Additionally, excellent road and public transport links to Leicester and the M1 Motorway make commuting a breeze.

This home is a blank canvas, ready for you to modernise and create your dream living space. Don't miss the chance to view this wonderful property in a sought-after location.





Approx Gross Internal Area
113 sq m / 1215 sq ft



Viewings

Please contact wigston@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.