



AUSTIN PROPERTY

MANAGEMENT SERVICES LTD



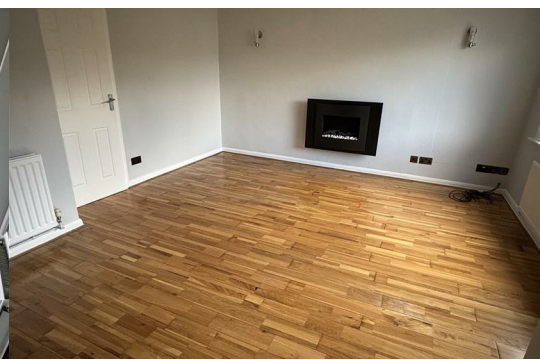
69 Sharpley Avenue

, Coalville, LE67 4DU

£1,250 Per Month



A modernised 3 bedroomed detached house with gas central heating, upvc double glazing, parking and garage/car port. The Acc. comprises: entrance porch, large lounge, kitchen, 3 bedrooms & bathroom with shower. To the side is access to the car port and garage, leading to enclosed rear garden.



The Accommodation comprises:

Upvc part glazed front entrance door to -

Entrance porch
with upvc double glazed obscured windows to front and side, patterned tiled flooring and cupboard off.

Lounge
17'2" x 13'4" (5.23m x 4.06m)
with upvc double glazed window to front with vertical blind over, 2 x double central heating radiators, electric fire, telephone point, television aerial, smoke alarm and Oak laminate flooring.

Kitchen
17'1" x 8'6" (5.21m x 2.59m)
with range of grey base and wall units, beige rolled edge worktops with tiled splashback and inset 1 ½ bowl stainless steel sink and drainer unit. Freestanding double electric cooker with electric hob and extractor hood over. Two upvc double glazed windows to rear with vertical blinds over, gas fired combination boiler, single central heating radiator and grey vinolay flooring. Upvc part glazed door to car port and rear garden.

Stairs & landing
with upvc double glazed window to side with vertical blind over, single central heating radiator, smoke alarm and wooden flooring.

Bedroom 1
12'3" x 10'3" (3.73m x 3.12m)
with upvc double glazed window to front with vertical blind over, single central heating radiator, television aerial and blue/grey fitted carpet.

Bedroom 2
10'3" x 9'8" (3.12m x 2.95m)
with upvc double glazed window to rear with vertical blind over, single central heating radiator and blue/grey fitted carpet.

Bedroom 3
6'5" x 5'8" min (1.96m x 1.73m min)
with upvc double glazed window to front, single central heating radiator and blue/grey fitted carpet.

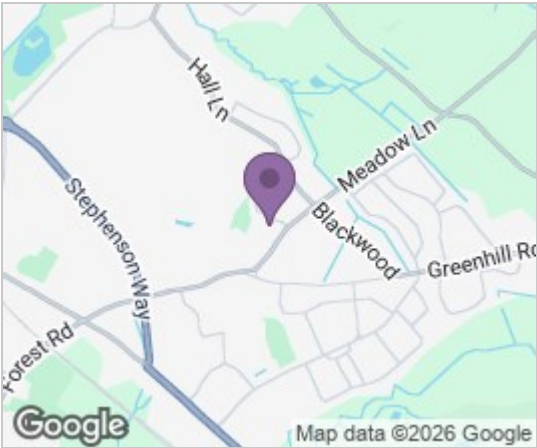
Bathroom
with 3 piece white suite consisting of a pedestal washbasin, low level w.c, panelled bath with tiled surround and mixer shower over. Upvc double glazed obscured window to rear with roller blind over, single central heating radiator and grey vinolay flooring.

Outside
To the front there is driveway parking for 2 cars. Up and over door to large car port and also leading to a garage store.

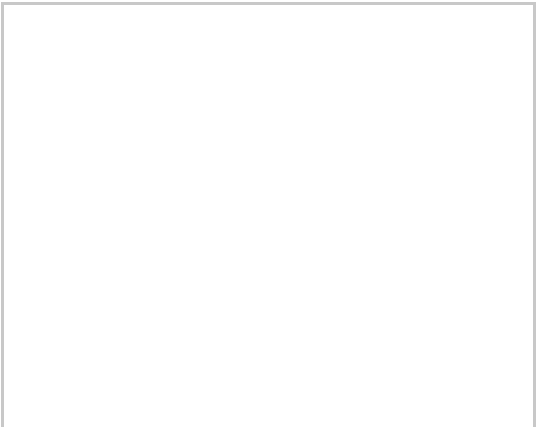
To the rear is a fully enclosed garden with a patio area and lawn.

Additional information
HOLDING DEPOSIT £285.00 - This is taken to secure the property whilst references are carried out. This will then be used towards the initial rent/deposit payment.

Area Map

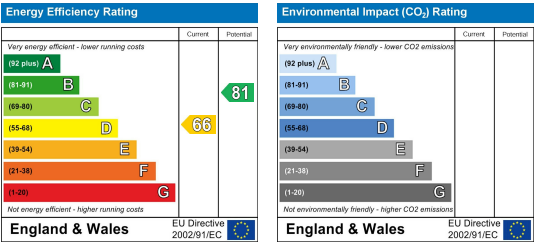


Floor Plans



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Energy Efficiency Graph



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