



9, BEENY CLOSE, COALVILLE, LE67 4AW  
GUIDE PRICE £200,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING





Andrew Granger & Co are delighted to offer this attractive semi detached 2 bedroom home situated on the very edge of Coalville with views to the front and situated at the head of a small cul de sac. The property was constructed in 2018 by Keepmoat Homes and offers very well appointed accommodation which has efficient gas central heating and stylish UPVC double glazed windows. It briefly comprises entrance hall, dining kitchen with integrated appliances including gas hob, electric oven, cooker hood, fridge freezer, dishwasher and washing machine. There is a cloakroom/w.c. and a lovely rear lounge with patio doors onto the garden. To the first floor is a landing, 2 double bedrooms and bathroom. Outside offers 2 parking spaces to the front, manageable front garden and a good sized rear garden. The property will be offered with NO UPWARD CHAIN.

#### VIEWINGS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

#### ACCOMMODATION IN DETAIL

##### GROUND FLOOR

##### ENTRANCE HALL

with security front door, radiator and staircase to the first floor, door to:-

##### DINING KITCHEN 9'11" x 12' (3.02m x 3.66m)

an extremely well appointed kitchen with window to the front, extensive range of base and wall units, work surfaces, stainless steel sink top, gas hob, electric oven and cooker hood above, integrated fridge freezer, dishwasher and washing machine., cupboard housing the combination boiler, tiled splashbacks, radiator.

##### CLOAKROOM/W.C.

with w.c. and corner wash basin, radiator and extractor fan.

##### LOUNGE 13'1" x 11'11" (3.99m x 3.63m)

with double opening patio doors leading to the garden, radiator, TV point.

#### FIRST FLOOR LANDING

With radiator and loft access.

##### BEDROOM 1 13' x 8'9" (3.96m x 2.67m)

with window to rear and radiator.

##### BEDROOM 2 13'1" max x 8'4" (3.99m max x 2.54m)

with window having views to the front, radiator and built in storage cupboard. There is a deep alcove ideal for building a wardrobe into.

##### BATHROOM 6'7" x 6'3" (2.01m x 1.91m)

with window to side, white suite comprising w.c., wash basin and bath with shower over, glass shower screen, tiled splashbacks and heated towel rail.

#### OUTSIDE

**2 Dedicated off road parking spaces.**

#### FRONT GARDEN

With path to front door, lawn and hedging, gated side access to rear garden.

#### REAR GARDEN

with slatted patio area, lawn and raised decked terrace to the rear.

#### EPC

EPC rating 'B 83'

#### Council Tax Band

Council Tax Band: 'B'

#### ESTATE CHARGES

There are charges that each property has to pay towards the upkeep of green areas, park etc within the development. The current years charge is £164.40.

#### Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund



their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

### Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

### Market Appraisals

If you have a house to sell then we offer a Free Valuation, without obligation.

### Surveys

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our surveying department on 0116 2429933.



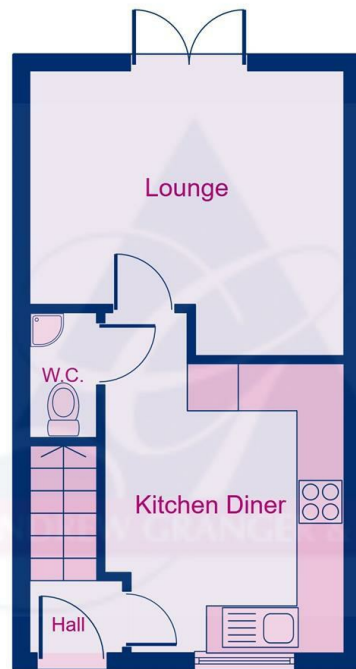








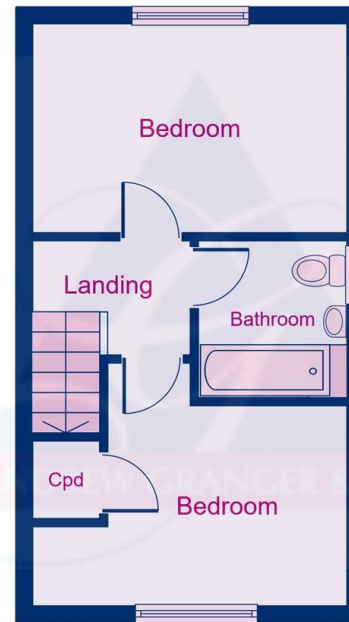




### Ground Floor

Floor Area (Gross Internal) 29.7 sq.m. (319 sq.ft.) approx

Created using Vision Publisher™

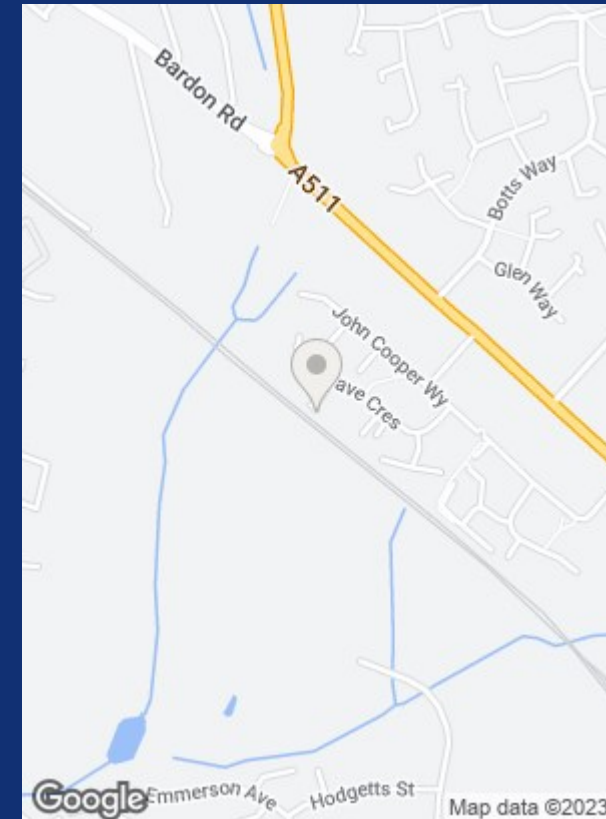


### First Floor

Floor Area (Gross Internal) 29.7 sq.m. (319 sq.ft.) approx

Created using Vision Publisher™

## LOCATION



Andrew Granger & Co is the trading name of Andrew Granger & Co Ltd. Registration No. 09298477. Registered office: Phoenix House, 52 High Street, Market

Harborough, Leicestershire LE16 7AF. Andrew Granger & Co for themselves and the vendors/lessors of this property whose agents they are give notice that:-

1. Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.

2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor. Contents, fixtures & fittings are excluded, unless specially mentioned within these sales particulars.

3. All measurements mentioned within these particulars are approximate. Photographs are also provided for guidance purposes only.

4. No person in the employment of Andrew Granger & Co has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors.

5. Site plans and floor plans are for guidance purposes only and are not to scale and should not be relied upon as a statement of fact. If Ordnance Survey maps are provided, it has the permission of the controller of H.M.S.O. Crown Copyright reserved, Licence No. 100003828.

6. Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.



RICS



[loughborough@andrewgranger.co.uk](mailto:loughborough@andrewgranger.co.uk)

Call 01509 235 534

Andrew Granger & Co.

44-46 Forest Road, Loughborough, LE11 3NP

[www.andrewgranger.co.uk](http://www.andrewgranger.co.uk)

