



69 Coalville Lane

| LE67 2LR | Offers In The Region Of £220,000

ROYSTON
& LUND

- Offers in The Region of £220,000
- Conservatory
- Groundfloor WC
- Attached Garage
- EPC Rating -C
- Three Bedroom Semi-Detached
- Ample Size Kitchen
- Utility Room
- Own Driveway
- Council Tax Band B - Freehold





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Royston and Lund are delighted to bring to the market this three-bedroom semi-detached home.

As you approach, you're greeted by the convenience of a good sized private driveway, providing off-street parking and leading to an attached garage. Welcoming you into the property is an entrance hall are with stairs leading to the first floor accommodation and further door leads to a spacious living area with window to the front elevation.

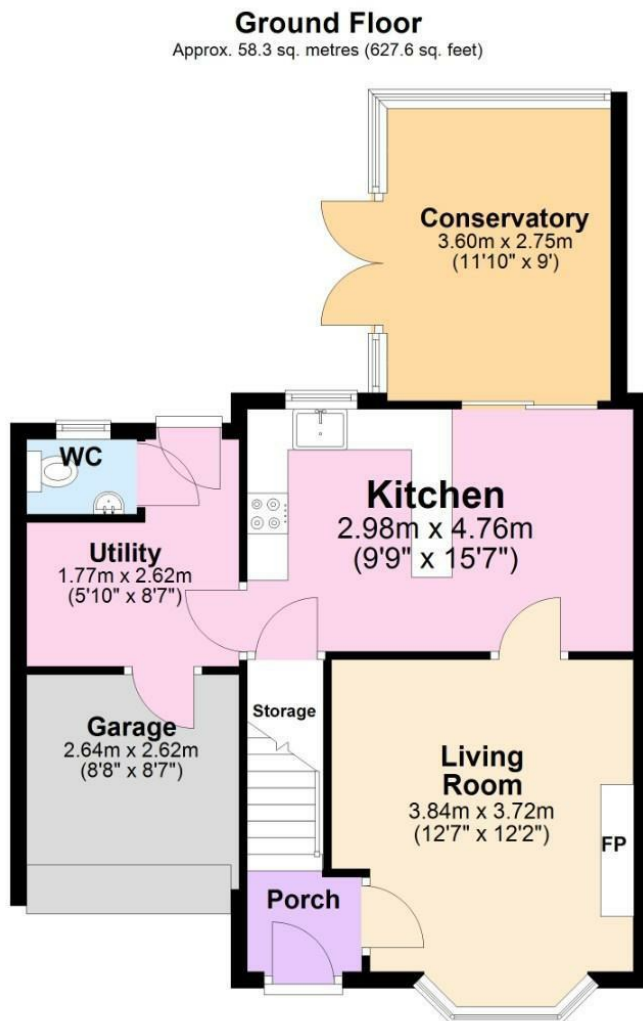
At the rear of the home sits a refitted kitchen/Dinner and a separate conservatory. Furthermore it has a convenient utility area and ground floor cloakroom and w/c plus access through a rear door to the garage.

Upstairs, you'll find three bedrooms, two being double and a single bedroom to the front, this floor also benefits from a family bathroom.

Outside is a fenced rear garden with patio and lawn.

To book your own personal tour please get in touch with the Ashby office.





Total area: approx. 91.2 sq. metres (981.2 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		72
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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