



46 Broom Leys Road, Coalville, LE67 4DA

£900 Per month

This charming semi-detached house on Broom Leys Road in Coalville, offers a delightful blend of modern comfort and classic appeal having been RECENTLY REFURBISHED.

As you enter, you are greeted by a spacious entrance hall adorned with elegant PORCELAIN TILED FLOORING and a striking stained glass circular window that adds character. The living room boasts a GENEROUS BAY WINDOW, flooding the space with natural light, while French doors lead you into the separate dining room. This room features a FIREPLACE with a gas fire, creating a warm and inviting atmosphere, and sliding patio doors that open onto the SUNLIT REAR GARDEN.

The kitchen is a MODERN DELIGHT, equipped with sleek white gloss units, an integrated oven and grill, and a heated towel rail. It also offers ample space and plumbing for a washing machine, with the porcelain tile flooring extending from the entrance hall, ensuring a cohesive look. A convenient access door leads directly to the garden, making outdoor entertaining a breeze.

Upstairs, you will find THREE WELL-PROPORTIONED BEDROOMS, with the second bedroom featuring a charming bay fronted window. The CONTEMPORARY SHOWER ROOM has been TASTEFULLY UPDATED, showcasing a double shower unit, wash hand basin, dual flush WC, and stylish heated towel rail, all set against a backdrop of tiled floors and walls.

ON THE GROUND FLOOR

Entrance Hall



Living Room 11'3" x 12'0" (3.43m x 3.66m)



Dining Room 11'3" x 12'10" (3.43m x 3.91m)



Kitchen 5'11" x 10'9" (1.80m x 3.28m)



ON THE FIRST FLOOR

Landing

Bedroom 1 11'1" x 12'10" (3.38m x 3.91m)



Bedroom 2 11'3" x 12'5" (3.43m x 3.78m)



Bedroom 3 5'10" x 6'9" (1.78m x 2.06m)



Shower Room 6'0" x 7'3" (1.83m x 2.21m)



ON THE OUTSIDE

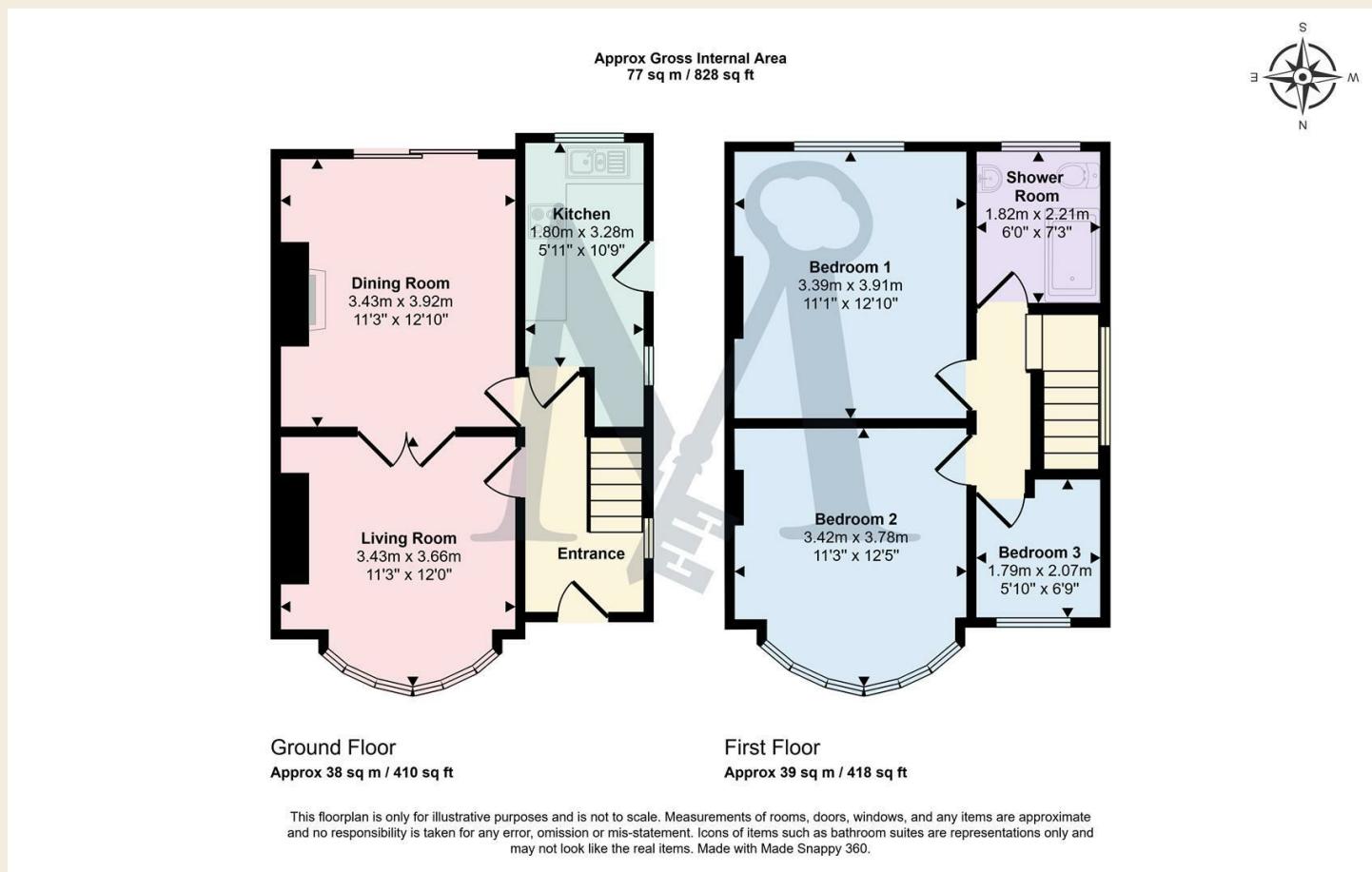
Rear Garden



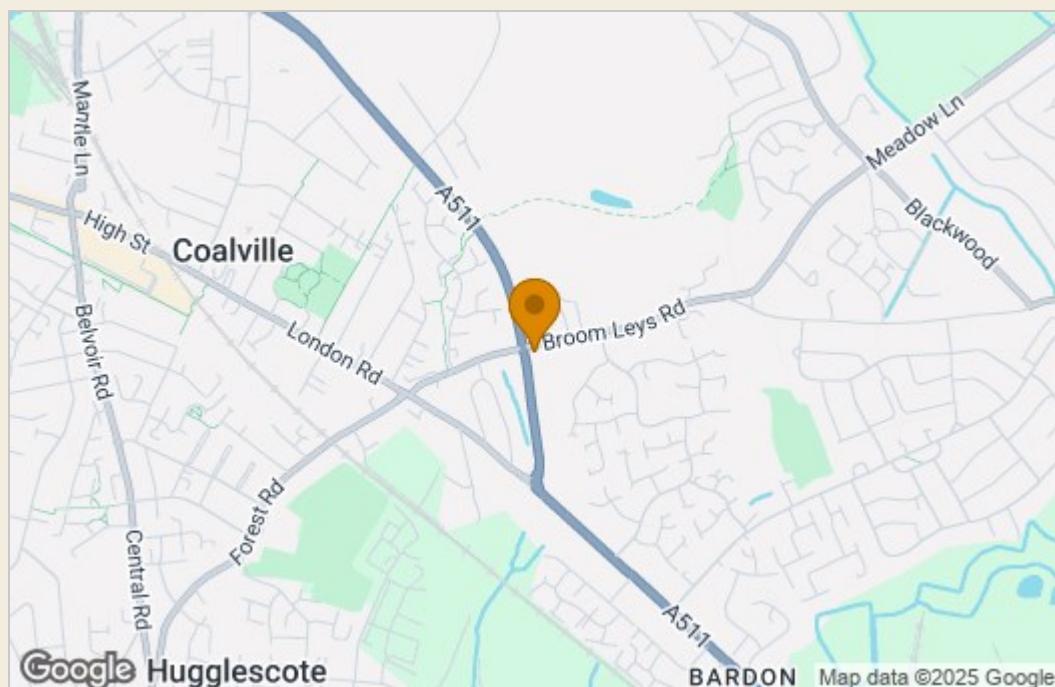
Driveway Parking



Floor Plan



Area Map



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