



## 25 St. Saviours Road, Coalville, LE67 3DF

**£975 Per month**

This beautifully refurbished end-terrace house presents an exceptional opportunity for a long term let for one lucky tenant. Situated on St. Saviours Road in Coalville, with three well-proportioned bedrooms and modern shower room, this property has been meticulously updated to a HIGH STANDARD, ensuring a comfortable and stylish living environment.

Upon entering, you are greeted by a welcoming front reception room, featuring a large window adorned with a Venetian blind and a CHARMING FIREPLACE with an oak mantle, creating a warm and inviting atmosphere. The second reception room boasts HERRINGBONE-STYLE cushioned flooring that seamlessly flows into the open-plan kitchen area. The kitchen is a true highlight, SHOWCASING a range of contemporary navy blue wall and base units complemented by a marble-style worktop. It is equipped with an integrated fridge, separate freezer, oven, grill, and a four-ring hob with an extraction hood, all enhanced by a STYLISH tiled splashback, ceiling spotlights, and under-unit lighting.

At the rear of the kitchen, a lobby provides access to a MODERN ground floor shower room, complete with a heated towel rail and ceiling spotlights, as well as a utility area with plumbing for a washing machine and counter top space for a dryer. This area continues the elegant herringbone flooring from the kitchen, ensuring a COHESIVE DESIGN throughout.

On the first floor, you will find a convenient WC and THREE BEDROOMS. The master bedroom is a generous double, featuring a period fireplace and a built-in cupboard for added storage. The two additional bedrooms are



## ON THE GROUND FLOOR

Front Reception Room 11'11" x 11'9" (3.63m x 3.58m)



Rear Reception Room 12'0" x 11'8" (3.66m x 3.56m)



Open Plan Kitchen



Rear Lobby



Ground Floor Shower Room 4'6" x 8'8" (1.37m x 2.64m)



Utility Room

## ON THE FIRST FLOOR

Landing

First Floor WC



Bedroom 1 12'3" x 11'11" (3.73m x 3.63m)



Bedroom 2 8'9" x 8'9" (2.67m x 2.67m)



Bedroom 3 7'6" x 9'9" (2.29m x 2.97m)



ON THE OUTSIDE

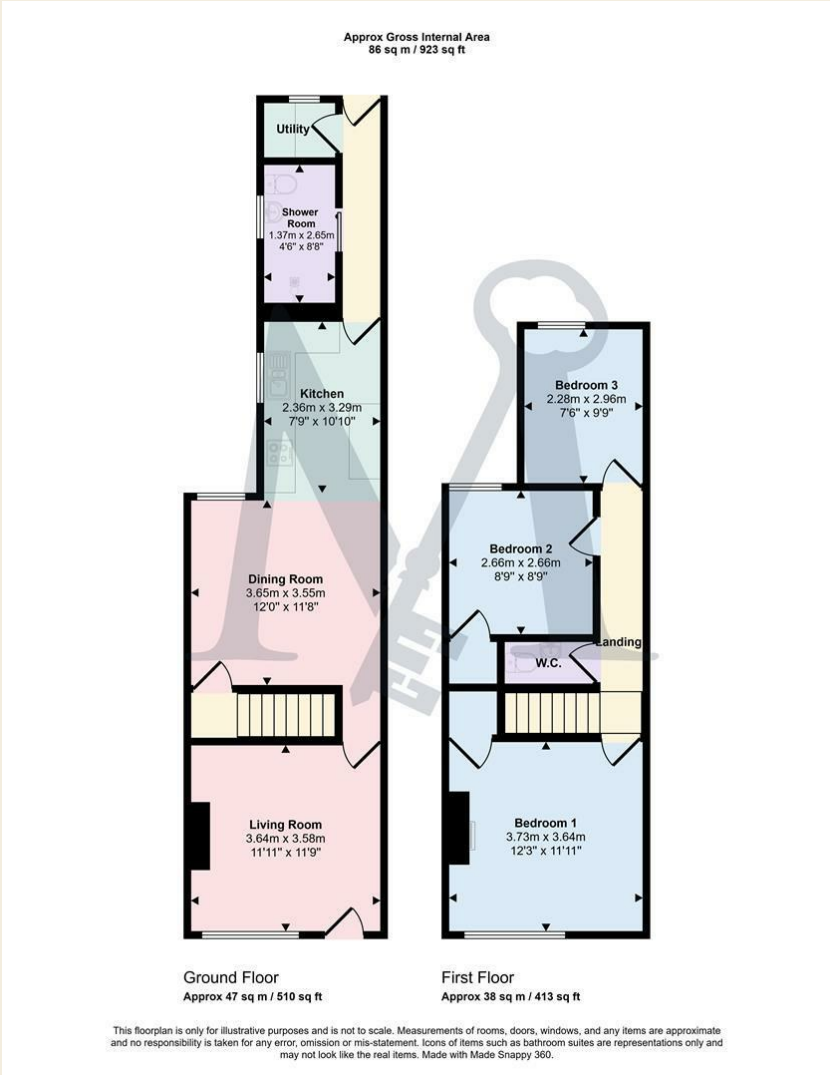


Rear Garden





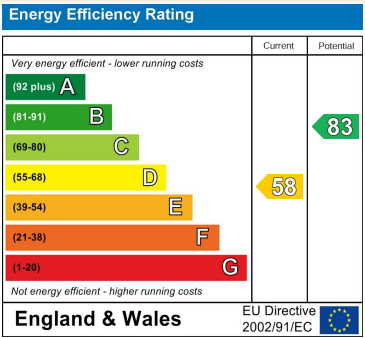
Floor Plan



Area Map



Energy Efficiency Graph



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