



Sinclair

58 Hampton Close, Coalville, LE67 4DH

£950

01509 600610 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Cul-de-sac setting
- Downstairs WC
- Driveway
- Council Tax Band\*: B
- Three bedrooms
- Enclosed rear garden
- Available mid May
- Price: £950

## Overview

Situated in a favoured cul-de-sac location, this three bedroom mid town house is well presented and offers accommodation comprising: entrance porch, lounge, dining kitchen, rear lobby and downstairs wc. To the first floor there are three bedrooms and a bathroom. Outside to the front there is a driveway and to the rear an enclosed garden. Available May, viewing essential.

## Location\*\*

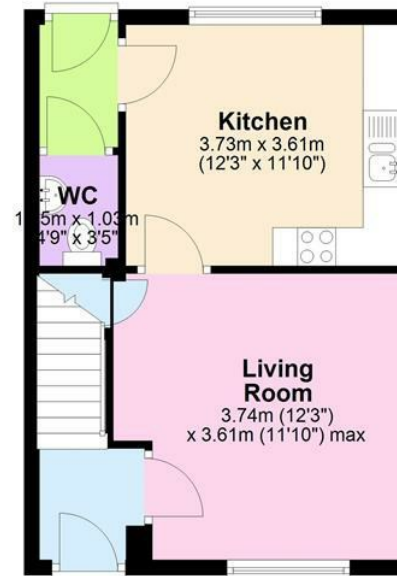


\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

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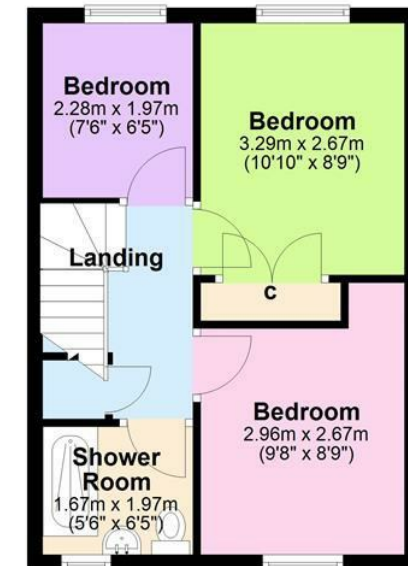
### Ground Floor

Approx. 34.9 sq. metres (375.4 sq. feet)



### First Floor

Approx. 32.9 sq. metres (354.4 sq. feet)



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## Detailed Accommodation

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## Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            | <b>88</b>   |
| (69-80) <b>C</b>                            | <b>74</b>                  |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

### Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

### Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### Tenure

We are advised by the vendor(s) that the premises are

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## Thinking of Selling?

For a free valuation of your property with no obligation  
call Sinclair on 01509 600610



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.  
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9 Bullring, Shepshed, Leicestershire, LE12 9PX  
Tel: 01509 600610

Email: [shepshed@sinclairstateagents.co.uk](mailto:shepshed@sinclairstateagents.co.uk)