



Sinclair

3 Hawthorn Close, Coalville, Leicestershire, LE67 3AJ

£1,100

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Property at a glance

- Modern Accommodation
- En-Suite
- Semi-Detached House
- Council Tax Band*: B
- Conservatory
- Three Bedrooms
- 17'5" Workshop
- Price: £1,100

Overview

A lovely, modern, three bedroom semi-detached house occupying an end of cul-de-sac position on the edge of Coalville. In brief the property benefits from an entrance hall which gives way to a kitchen/diner, ground floor wc, open plan lounge and conservatory respectively. Stairs rising to the first floor landing which leads to three bedrooms including the en-suite shower room and a family bathroom respectively. Externally, the property features a low maintenance rear garden with a 17'5" workshop and ample frontage able to accommodate off road parking for multiple vehicles. EPC RATING D.

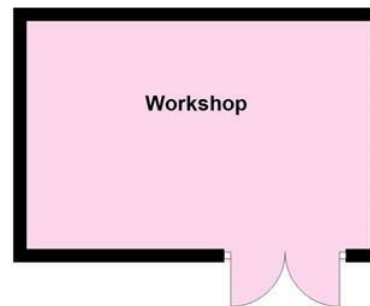
Location**

Coalville is one of the main towns of North West Leicestershire situated between Leicester and Burton upon Trent being excellently placed for both the M1 and A/M42 motorways which enable swift and easy access to the cities of the East and West Midlands as well as London and the North. Coalville serves as a market town and administrative seat for the district. It boasts a wide range of shopping, educational and leisure facilities and enjoys an enviable location in the heart of the National Forest whilst bordering Charnwood Forest to the east and Sence Valley Forest Park to the south. Nearest Airport: East Midlands (9.5 miles) Nearest Train Station: Leicester (13.8 miles) Nearest City: Leicester (12.4 miles) Nearest Motorway Access: M1(J23) A/M42 (J13).



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

Ground Floor



First Floor



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a uPVC front door with inset opaque double glazed panel and comprising of an electric wall mounted heater and timber effect vinyl flooring with stairs rising to the first floor.

Kitchen

9'1" x 10'2" (2.77m x 3.10m)

Inclusive of a range of wall and base units, a sink and drainer unit with swan neck flexihose mixer tap, a free standing Beko electric range with splash screen and extractor hood over, timber effect ceramic tiled flooring, space and plumbing for appliances and having uPVC double glazed window to the front.

Guest Cloakroom

Comprising a low level, push button WC, pedestal wash hand basin with tiled splash backs, wall mounted electric chrome heated towel rail, continued timber effect ceramic tiled flooring from the entrance hall and having an opaque uPVC double glazed window to front.

Lounge

16'3" x 15'5" (max) (4.95m x 4.70m (max))

Enjoying coving, an electric wall mounted fireplace, two wall mounted electric heaters and benefitting from access to under stairs storage whilst giving way to the conservatory via a set of aluminium framed patio doors.

Conservatory

12'0" x 8'2" (3.66m x 2.49m)

Enjoying tile effect vinyl flooring, uPVC double glazed windows to the left, right and rear elevations and benefitting from a uPVC door with inset double glazed panel accessing the rear garden.

FIRST FLOOR

Landing

Stairs ascending the first floor landing gives way to three good sized bedrooms including the en-suite shower room and family bathroom respectively and comprise an airing cupboard and loft hatch.

Bedroom One

10'8" x 10'3" (3.25m x 3.12m)

Featuring a double walk in wardrobe, electric wall mounted heater and uPVC double glazed window to front.

En-Suite

This three piece suite comprises a low level WC, pedestal wash hand basin and shower enclosure with electric shower over and also benefits from tile effect vinyl flooring, ceramic tiled walls, electric chrome heated towel rail and a uPVC double glazed window to front.

Bedroom Two

7'4" x 9'0" (2.24m x 2.74m)

Having uPVC double glazed window to rear, wall mounted electric heater and fitted storage cupboard.

Bedroom Three

6'7" x 7'9" (2.01m x 2.36m)

Having a fitted storage cabinet, wall mounted electric heater and uPVC double glazed window to rear.

Bathroom

6'1" x 6'1" (1.85m x 1.85m)

This three piece suite comprises a low level, push button WC, a vanity wash hand basin with monobloc mixer tap, paneled bath with splash screen and thermostatic mixer shower over, heated towel rail, ceramic tiled flooring and walls, extractor fan and having an opaque uPVC double glazed window to side.

OUTSIDE

Rear Garden

Entered via double opening gates the rear garden benefits from additional vehicular access over a stone shingled area, surrounded by timber closed board fence paneling and gives way to a recently laid paved patio area which in turn offers a covered pergola with a solid concrete base and an additional workshop which in turn measures 17'5" x 11'6" and featured a vaulted ceiling, inset downlights and a host of power points.

Front

A tandem tarmac driveway bisecting areas of stone shingling offer off road parking for multiple vehicles and sits adjacent to a paved walkway which in turn accesses the front door beneath a canopy porch.

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Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

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* 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.

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