

The Sinclair logo is displayed in white text on a dark blue rectangular background in the top right corner of the image.

12 Swannington Road, Coalville, Leicestershire, LE67 3NE

£285,000

01530 838338 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Available with NO Upward Chain
- Fantastic Scope for Improvement
- Three/four Bedrooms
- Multiple Reception Rooms
- Substantial Plot
- Large Driveway & Single Garage
- Council Tax Band\*: D
- Price: £285,000

## Overview

OFFERING FANTASTIC SCOPE THIS THREE/FOUR BEDROOM DORMER BUNGALOW OCCUPYING A SUBSTANTIAL PLOT WITH LARGE DRIVEWAY AND EVEN LARGER REAR GARDEN COMES OFFERED AVAILABLE WITH NO UPWARD CHAIN. Requiring modernisation whilst allowing the successful purchaser the opportunity to alter and develop to suit, this fantastic family home offers accommodation that briefly comprises: entrance hall with front main bedroom and adjacent bedroom/sitting room with modern three piece shower room, separate living room and extended dining area with breakfast kitchen and utility room located on the ground floor. A staircase then rises to the first floor offering two bedrooms along with crawl space access into an additional storage room or study space with a separate WC concluding the first floor accommodation. Externally the aforementioned garden is a particular feature due to its size and further potential offering a wealth of outside space, with a large tarmac driveway providing off road parking for a number of vehicles with double gated access for secure vehicular storage along with a single garage. The options for this home are limitless in terms of the potential it offers. An internal inspection is essential in order to fully appreciate this one off home. Additional benefits include double glazing and gas central heating. 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/42 motorways which enable swift and easy to the cities of the East and West Midlands as well as London and the North. The town 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(J22) 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.

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Total area: approx. 136.0 sq. metres (1463.4 sq. feet)

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## Detailed Accommodation

### GROUND FLOOR

#### Entrance Hall

Has a uPVC double glazed front access door and side window with radiator and ceiling coving. Stairs rising to the first floor and storage cupboard.

#### Bedroom

10'9"x 11'3" (3.28mx 3.43m)

Having double glazed window, radiator and a range of built in wardrobes with dressing table and chest of drawers.

#### Bedroom /Sitting Room

10'9" x 8'4" (3.28m x 2.54m)

Having dual aspect double glazed window and radiator.

#### Shower Room

Is a three piece white suite comprising: double walk in shower, dual flush w.c and vanity wash hand basin, part tiled walls, vinyl flooring, radiator and ceiling coving.

#### Living Room

15'8" x 10'4" (4.78m x 3.15m)

Having a radiator, fireplace housing electric fire along with dado rail, wall mounted lights and ceiling beams with double doors opening into the:

#### Dining Room

12'9" x 13'8" (3.89m x 4.17m )

Having double glazed side elevated window and double glazed rear elevated sliding patio doors, radiator and two ceiling sky lights.

#### Kitchen

14'9" x 9'3" (4.50m x 2.82m)

Having a range of wall and base units with stainless steel twin sink and drainer with mixer tap. Double glazed window, tiled splash back, space and plumbing for appliances with vinyl flooring and ceiling coving.

#### Utility Room

13'5" x 5'9" (4.09m x 1.75m)

Having a range of wall and base units. Double glazed window and rear access door to garden.

### FIRST FLOOR

#### Landing

Having double glazed window, large storage cupboard and additional eave storage.

#### WC

Comprising: w.c, vanity wash hand basin and tiled splash back.

#### Bedroom

10'6" x 8'7" (3.20m x 2.62m)

Having double glazed window, radiator and a range of built in wardrobe with hanging rail and built in dressing table.

#### Bedroom

11'6" x 8'7" (3.51m x 2.62m)

Having double glazed window, radiator and t.v point with crawl space accessing further:

#### Storage Area/Study Room

9'5" x 6'9" (2.87m x 2.06m)

Having double glazed window and radiator.

### OUTSIDE

#### Substantial Garden

Offers a combination of large paved patio's and pathway's whilst being mostly laid to lawn with an array of planted borders, greenhouse, garden sheds and timber garage stores. Outside tap and double iron access gates onto driveway providing secure off road parking in the garden.

#### Driveway

Is a large tarmac drive providing off road for multiple vehicles with brick side and front wall boundaries.

#### Garage

Has a single up and over access door with rear courtesy door and light and power supply.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 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

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### Photographs

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### 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 Freehold

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## Thinking of Selling?

For a free valuation of your property with no obligation  
call Sinclair on 01530 838338



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.  
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