



Sinclair

3 Nelson Fields, Coalville, Leicestershire, LE67 4DY

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

Offers In The Region Of  
£324,950

## Property at a glance

- No Upward Chain
- Cul-De-Sac Setting
- Garage
- Council Tax Band\*: E
- Four Bedrooms
- Detached House
- Freehold Solar Panels
- Price: £324,950

## Overview

**\*NO UPWARD CHAIN\* \*CORNER PLOT\* \*SOLAR PANELS\*** This four-bedroom detached home is a hidden gem, situated in a quiet cul-de-sac and offering generous living space with both front and rear gardens. While the property could benefit from modernisation, it presents excellent potential with its freehold solar panels, a recently installed boiler (2020), and ample off-road parking. Set in a highly sought-after location, this is a fantastic opportunity for buyers looking to create their dream home. EPC Rating: B.

## 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. 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.

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### Ground Floor

Approx. 77.3 sq. metres (831.8 sq. feet)



### First Floor

Approx. 56.7 sq. metres (610.2 sq. feet)



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## Detailed Accommodation

### GROUND FLOOR

#### Entrance Hall

Entered through a uPVC front door with inset opaque double glazed panel, having adjacent window and stairs rising to the first floor.

#### Bay Fronted Lounge

13'2" x 23'8" (4.01m x 7.21m)

Enjoying a uPVC double glazed bow window to front with uPVC framed patio doors accessing the private rear garden.

#### Dining Room

8'2" x 16'6" (2.49m x 5.03m)

Enjoying a uPVC double glazed bow window to front and giving way to the kitchen.

#### Kitchen

8'7" x 12'0" (2.62m x 3.66m)

Inclusive of a range of wall and base units, having a sink and drainer unit, free standing gas cooker with space and plumbing for appliances with tiled splash backs, tile effect laminate flooring, uPVC double glazed window to rear and access to a pantry store.

#### Rear Lobby

Enjoying a wall mounted gas fired central heating boiler (fitted in 2020), an opaque uPVC double glazed door to side.

#### WC

Comprising a low level w.c with vanity wash hand basin, tiled splash backs and opaque uPVC double glazed window to side.

### FIRST FLOOR

#### Landing

Stairs rising to the first floor landing give way to four good size bedrooms and the shower room and comprise a loft hatch and further airing cupboard housing the hot water cylinder.

#### Bedroom One

13'2" x 12'0" (4.01m x 3.66m)

Having uPVC double glazed window to front and double fitted sliding wardrobe.

#### Bedroom Two

101" x 11'7" (30.78m x 3.53m)

Having uPVC double glazed window to rear with double fitted wardrobe and tiled splash back on top of a wall mounted wash hand basin.

#### Bedroom Three

8'4" x 11'10" (2.54m x 3.61m)

Having access to over stairs storage and uPVC double glazed window to front.

#### Bedroom Four

7'9" x 8'4" (2.36m x 2.54m)

Having uPVC double glazed window to rear.

#### Shower Room

6'5" x 8'5" (1.96m x 2.57m)

Having a low level w.c, pedestal wash hand basin, double shower enclosure with thermostatic bar mixer tap with extractor fan and opaque uPVC double glazed window to side.

### OUTSIDE

#### Private Rear Garden

Having side gated access with paved patio area facilitated by a water point and leading to a well maintained raised lawn with sunken pond, planted borders and a host of mature shrubs.

#### Front

A block paved driveway offers off road parking for multiple vehicles and enjoys an area of well maintained lawn and a host of shrubs.

#### Integral Garage

8'2" x 17'3" (2.49m x 5.26m)

Having an up and over front door with further uPVC framed personnel door to rear adjacent to a uPVC double glazed window and comprising both light and power.

#### Solar Panels

We have been advised that the solar panels are on a feed-in Tariff scheme with OVO energy. The current generation tariff is 21.17p/kWh. From the period of 01.11.2022 - 01.11.2023, the solar panels have generated £1,098.91. However, future energy generation may vary dependant on the weather.

They were installed in 2014 and are completely freehold and are being sold with the house and everything will be transferred to the new owners upon completion.

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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>85</b>	<b>89</b>
(69-80) <b>C</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 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 Freehold

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## Thinking of Selling?

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



**Sinclair**

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