



Sinclair

19 Sandringham Road, Coalville, Leicestershire, LE67 4PD

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

Offers In Excess Of  
£350,000

## Property at a glance

- Four Bedrooms
- Master Suite
- Off Road Parking
- Council Tax Band\*: D
- Detached House
- Garage
- Desirable Location
- Price: £350,000

## Overview

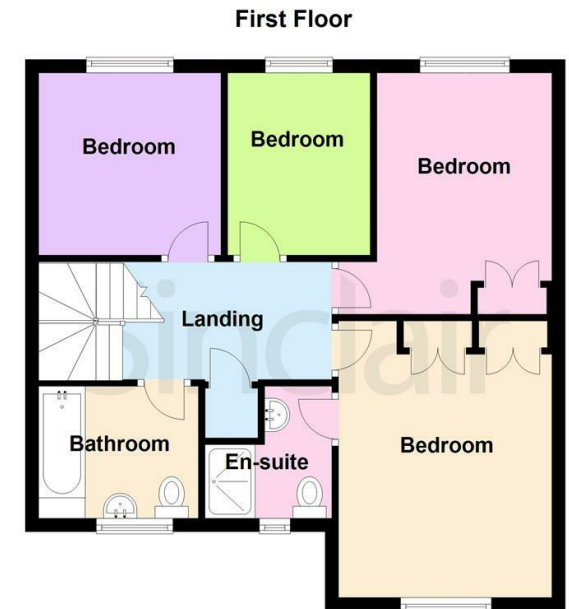
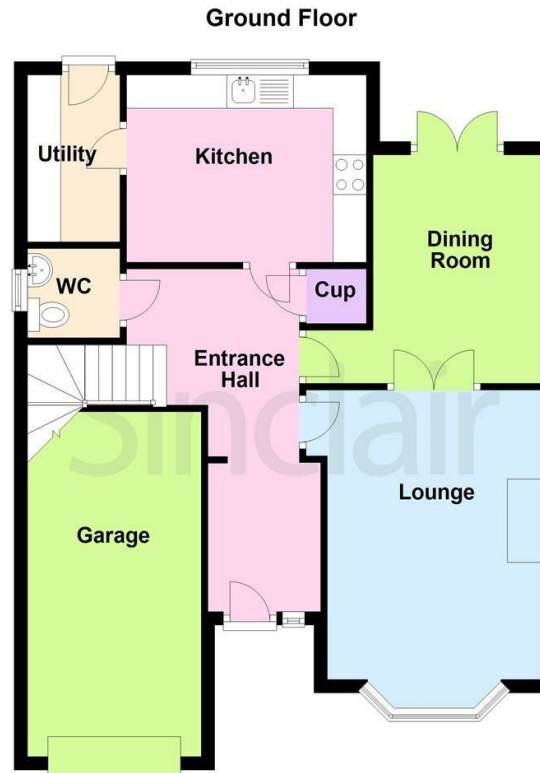
This wonderfully appointed FOUR BEDROOM DETACHED FAMILY HOME comes to the market enjoying an INTEGRAL GARAGE, GOOD SIZE REAR GARDEN and offers an ample frontage offering OFF ROAD PARKING. Situated within a very popular area this family home comes to the market benefitting from a bay fronted lounge, dining room, breakfast kitchen, ground floor WC, utility room and integrated garage to the ground floor with stairs rising to the first floor giving way to the master bedroom along with en-suite, three further good size bedrooms and the family bathroom. Externally a well maintained garden with low maintenance at its core is complemented by a good size frontage offering ample off road parking. EPC RATING C.

## 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 Charwood 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

### Entrance Hall

Entered through a composite front door with inset opaque double glazed panel, having adjacent uPVC double glazed window and comprises; coving, timber effect laminate flooring, under stairs storage and stairs rising to the first floor.

### Bay Fronted Lounge

10'6" x 14'6" (3.20m x 4.42m)

Enjoying a uPVC double glazed bay window to front with coving, adam style electric fireplace and double fitted timber doors accessing the dining room.

### Dining Room

8'3" x 11'3" (2.51m x 3.43m)

Having uPVC double glazed French doors to the private rear garden and having coving.

### Guest Cloakroom

Comprising; a low level w.c, wall mounted wash hand basin with tiled splash backs, having continued timber effect laminate flooring from the entrance hall with extractor fan and opaque uPVC double glazed window to side.

### Breakfast Kitchen

11'10" x 9'3" (3.61m x 2.82m)

Inclusive of an attractive range of wall and base units with rolled edge work surfaces, a sink and drainer unit with swan neck mixer tap, four ring induction hob with extractor hood over, having metro tiled splash backs and offering space and plumbing for multiple appliances. Also enjoying an electric oven and grill, timber effect LVT flooring, inset down lights and uPVC double glazed window to rear.

### Utility Room

4'7" x 8'3" (1.40m x 2.51m)

Having wall and base units with space and plumbing for multiple appliances, having continued timber effect LVT flooring from the kitchen with a composite door, having inset opaque uPVC double glazed panel accessing the rear garden and additionally having inset down lights and extractor fan and hosting the wall mounted gas fired central heating boiler.

## FIRST FLOOR

### Landing

Stairs ascending the first floor landing give way to four good size bedrooms including the master suite and family bathroom respectively and comprise; a loft hatch, an airing cupboard housing the hot water cylinder and a uPVC double glazed window to side.

### Bedroom One

10'7" x 14'1" (3.23m x 4.29m)

Enjoying two double fitted wardrobes, a uPVC double glazed window to front and giving way to the en-suite shower room.

### En-Suite Shower Room

6'6" x 6'3" (1.98m x 1.91m)

This three piece white suite comprises; a low level push button w.c, pedestal wash hand basin, double shower enclosure with thermostatic mixer tap, having tiled walls and ceramic tiled flooring, a shaver point, inset down lights, chrome heated towel rail, an extractor fan and an opaque uPVC double glazed window to front.

### Bedroom Two

12'2" x 8'5" (3.71m x 2.57m)

Having a double fitted wardrobe and uPVC double glazed window to rear.

### Bedroom Three

9'1" x 8'9" (2.77m x 2.67m)

Having uPVC double glazed window to rear.

### Bedroom Four

7'0" x 9'0" (2.13m x 2.74m)

Having uPVC double glazed window to rear.

### Family Bathroom

7'2" x 6'4" (2.18m x 1.93m)

This three piece white suite comprises; a low level w.c, pedestal wash hand basin, panel bath with splash screen and thermostatic mixer shower tap over, having part tiled walls, ceramic tiled flooring, a shaver point and an opaque uPVC double glazed window to front.

## OUTSIDE

### Private Rear Garden

Having side gated access with a paved walkway accessing the paved patio area with stone shingled edging and surrounded by timber closed board fencing and facilitated by a water point. Also benefitting from a raised lawn with a range of mature shrubs and flower beds, a rear paved seating area and timber shed respectively.

### Front

A tarmac double driveway offers off road parking for multiple vehicles and sits adjacent to paved walkways to both the side gated access into the garden and front door respectively with cobbled edging, stone shingling, a host of shrubs and surrounded by a partial box hedging.

### Integrated Garage

8'7" x 17'2" (2.62m x 5.23m)

Having an up and over front door with side personnel door to the entrance hall and benefitting from both light and power.



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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>85</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>		
<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

\*\* 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

# Sinclair

## Thinking of Selling?

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



**Sinclair**

Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.  
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3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: [coalville@sinclairestateagents.co.uk](mailto:coalville@sinclairestateagents.co.uk)