



Sinclair



3 Stimpson Road, Coalville, Leicestershire, LE67 4EN

£330,000

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Four/Five Bedrooms
- Kitchen/Diner
- Two En-Suites
- Council Tax Band*: E
- Detached Family Home
- Integrated Garage
- Ample Off Road Parking
- Price: £330,000

Overview

THIS FOUR/FIVE BEDROOM DETACHED FAMILY HOME comes to the market benefitting from three reception rooms, an open plan kitchen diner, ground floor WC and integrated garage to the ground floor with stairs rising to the first floor giving way to four/five bedrooms including two en-suites and a family bathroom. Externally the property enjoys ample off road parking to front with good size rear garden and is situated within a sought after cul-de-sac within close proximity to amenities. 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 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

Entrance Hall

Entered through timber front door with inset opaque double glazed panel and comprising coving with stairs rising to the first floor, having timber effect laminate flooring.

Guest Cloakroom

Comprising; a low level flush handle w.c with vanity wash hand basin with opaque uPVC double glazed window to front, having tiled splash backs and tile effect vinyl flooring.

Lounge

10'9" x 18'1" (3.28m x 5.51m)

Enjoying a uPVC double glazed window to front with coving, an adam style fireplace with gas inset living flame.

Dining Room

9'3" x 11'6" (2.82m x 3.51m)

Opening from the lounge, the dining room comprises; coving and uPVC double glazed French doors accessing the conservatory.

Conservatory

9'0" x 9'4" (2.74m x 2.84m)

Comprising; a uPVC double glazed construction with bungalow style roof and having uPVC double glazed French doors accessing the private rear garden.

Kitchen/Diner

16'9" x 11'5" (5.11m x 3.48m)

Inclusive of a range of wall and base units with rolled edge work surfaces, a one and a half bowl sink and drainer unit with swan neck mixer tap, having four ring gas hob with extractor hood over and additional electric oven/grill. The kitchen also benefits from timber effect laminate flooring, coving, space and plumbing for multiple appliances with uPVC double glazed window to rear and further uPVC framed French doors accessing the private rear garden.

Utility Room

8'5" x 5'1" (2.57m x 1.55m)

Enjoying continued flooring from the kitchen and comprising rolled edge work surface beneath which lies space & plumbing for multiple appliances and comprising; a sink and drainer unit with tiled splash backs, extractor fan, coving and timber door with opaque inset panel to side.

FIRST FLOOR

Landing

Stairs ascending the first floor landing give way to the entire first floor accommodation and comprise a loft hatch (with loft ladder), dado rail and airing cupboard housing the hot water cylinder.

Bedroom One

10'9" x 12'5" (3.28m x 3.78m)

Enjoying two uPVC double glazed windows to front with coving and accessing both the en-suite and the former fifth bedroom now a walk in wardrobe.

Walk in Wardrobe/Bedroom Fiive

6'5" x 8'7" (1.96m x 2.62m)

Having timber effect laminate flooring with uPVC double glazed window to front and coving.

En-Suite Shower Room

6'2" x 6'7" (1.88m x 2.01m)

This three piece white suite comprises; a corner shower enclosure with thermostatic bar mixer tap, having low level w.c with vanity wash hand basin and tiled splash backs with shaver point, opaque uPVC double glazed window to side with tile effect vinyl flooring, coving and extractor fan.

Bedroom Two

11'4" x 10'6" (3.45m x 3.20m)

Having uPVC double glazed window to rear and giving way to the en-suite shower room.

En-Suite Shower Room

5'0" x 6'7" (1.52m x 2.01m)

This three piece white suite comprises; a double shower enclosure with thermostatic mixer tap and further low level push button w.c with vanity wash hand basin, having mono bloc mixer tap with shaver point, tiled splash backs, extractor fan, ceramic tiled flooring and coving.

Bedroom Three

8'0" x 16'4" (2.44m x 4.98m)

Having uPVC double glazed window to front with coving.

Bedroom Four

8'8" x 11'5" (2.64m x 3.48m)

Having coving and uPVC double glazed window to rear.

Family Bathroom

6'0" x 7'2" (1.83m x 2.18m)

This three piece white suite comprises; a low level w.c. wall mounted wash hand basin with mono bloc mixer tap, having tiled splash backs and panel bath with thermostatic mixer shower tap over with part tiled walls, tile effect flooring, extractor fan, coving and opaque uPVC double glazed window to rear.

OUTSIDE

Private Rear Garden

A block paved patio area surrounded by a host of mature shrubs and flower beds give way to a well maintained lawn surrounded by timber close and fly board fence panelling being facilitated by a timber shed, water point and side gated access.

Front

A tarmacadam driveway offers off road parking for multiple vehicles and sits adjacent to a lawn and leads to the front door beneath a canopy porch with quarry tiled floor and wall lighting.

Garage

8'1" x 17'8" (2.46m x 5.38m)

Entered through timber framed fly hung double doors to front and comprising both light and power with gas fired central heating boiler.



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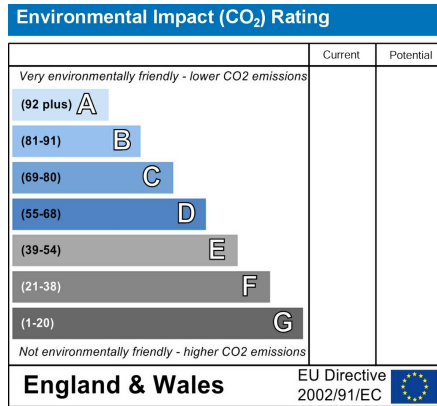
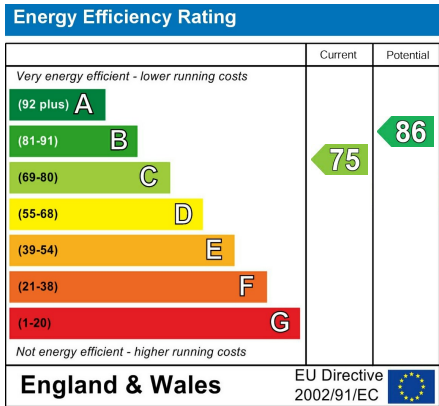
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Fixture & Fittings

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

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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

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

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3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk