

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, sans-serif font.

10 Bakewell Street, Coalville, Leicestershire, LE67 3BA

£180,000

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

## Property at a glance

- Three Bedroom Semi Detached
- No Upward Chain
- Open Plan Kitchen Diner
- Bay Fronted Lounge
- Ground Floor WC
- Low Maintenance Rear Garden
- Council Tax Band\*: B
- Price: £180,000

## Overview

OFFERED WITH NO UPWARD CHAIN this three bedroom semi detached property comes to the market having enjoyed a host of upgrades throughout including modern uPVC double glazing a recently fitted central heating system, having being re plastered and redecorated throughout the property boasts low maintenance at its core. Featuring a block paved courtyard garden and an open plan kitchen diner the property also comprises a ground floor w.c with first floor bathroom and traditional feature tiling in the entrance hall to say the least. Early viewings are highly advised in order to appoint disappointment. 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. 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.

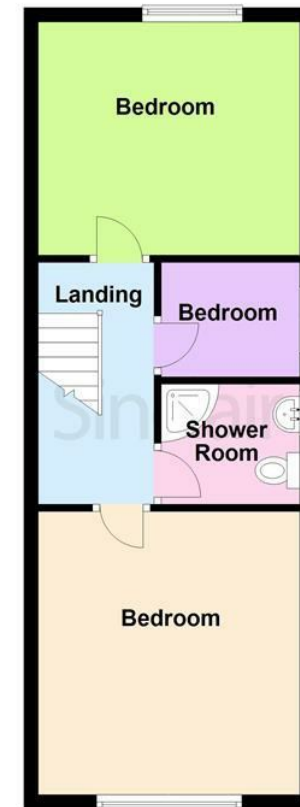
## Ground Floor

Approx. 46.1 sq. metres (496.4 sq. feet)



## First Floor

Approx. 39.3 sq. metres (423.4 sq. feet)



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## Detailed Accommodation

### GROUND FLOOR

#### Entrance Hall

Entered through a solid timber front door and comprising; stairs rising to the first with feature floor tiling and access to under stair storage.

#### Lounge

12'0" x 13'3" (into bay) (3.66m x 4.04m (into bay))

Enjoying a substantial uPVC double glazed bay window to front.

#### Kitchen Diner

11'9" x 19'6" (maximum) (3.58m x 5.94m (maximum))

Inclusive of a modern range of wall and base units with space and plumbing for appliances, a sink and drainer unit with tiled splash backs, uPVC double glazed windows to side and rear with tile effect vinyl flooring.

#### Guest Cloakroom

Accessible via the rear lobby which in turn comprises a uPVC door accessing the rear garden. There is a low level push button w.c with wall mounted wash hand basin having tiled splash backs and uPVC double glazed window to side finished with ceramic tiled flooring.

### FIRST FLOOR

#### Landing

Stairs rising to the first floor landing give way to three bedrooms and the shower room and comprise; a loft hatch.

#### Bedroom One

11'8" x 12'11" (3.56m x 3.94m)

Having uPVC double glazed window to front.

#### Bedroom Two

11'8" x 10'8" (3.56m x 3.25m)

Having uPVC double glazed window to rear.

#### Bedroom Three

6'5" x 5'8" (1.96m x 1.73m)

Having uPVC double glazed window to side.

#### Shower Room

5'6" x 6'3" (1.68m x 1.91m)

This three piece white suite comprises; a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, having corner shower enclosure with wall mounted thermostatic mixer tap and having a shaver point, extractor fan, chrome heated towel rail with part tiled walls, tile effect vinyl flooring and an opaque uPVC double glazed window to side.

### OUTSIDE

#### Rear Courtyard Garden

Entered by a side gated access with timber closed board fence panel surround and comprising; a block paved area facilitated by an external outhouse comprising a w.c.

#### Outhouse/WC

Entered via uPVC side door, having ceramic tiled flooring with part tiled walls, electric hand dryer with wall lighting, low level push button w.c and corner mounted wash hand basin.

#### Front

A dwarf brick wall with wrought iron fencing surrounds the frontage which in turn gives way to a block paved walkway accessing the front door with an area of slate shingling to front.



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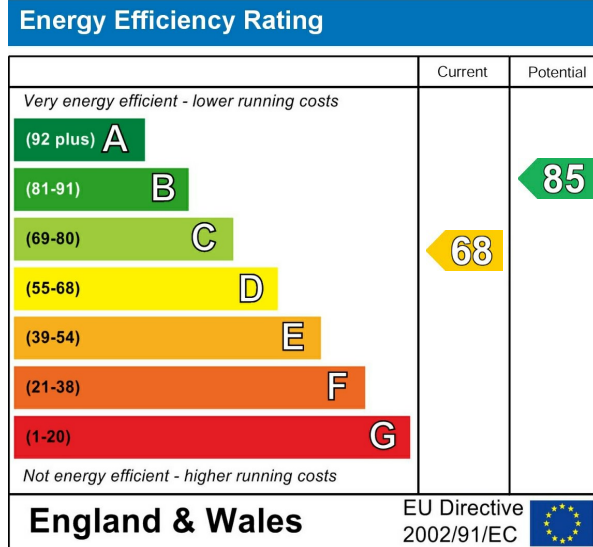


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#### Fixture & Fittings

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

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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



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