

A photograph of a two-story brick house with a gravel driveway and a metal fence. The house has a dark grey roof, white window frames, and a white front door. A silver car is parked in the driveway. The sky is blue with some clouds.

Sinclair

4 Broom Leys Road, Coalville, Leicestershire, LE67 4DA

01530 838338 sinclairestateagents.co.uk

Offers In Excess Of
£350,000

Property at a glance

- Four Double Bedrooms
- 21'6" Lounge
- Sitting/Dining Room
- Council Tax Band*: E
- Two Bathrooms
- Study/Family Room
- Fitted Breakfast Kitchen
- Price: £350,000

Overview

** A SPACIOUS (APPROX 2100 SQ FT) DETACHED HOME ENJOYING LARGE SUNNY ASPECT GARDEN AND FEATURING THREE RECEPTION ROOMS, FOUR EXCELLENT BEDROOMS, EN-SUITE AND FAMILY BATHROOM.** EPC RATING C. SINCLAIR ESTATE AGENTS are pleased to offer this superb detached residence enjoying a non estate residential position in a convenient and central location. The accommodation benefits from uPVC double glazing, gas central heating and includes enclosed porch, reception hall, guest cloakroom, study/family room, 21'6" lounge, sitting/dining room, fitted breakfast kitchen, fitted utility room, gallery style landing, four excellent bedrooms with en-suite bathroom to the master bedroom and a family bathroom. The rear garden is of good size and enjoys a southerly aspect. There is an extensive pebbled area to the front with parking for several vehicles.

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: Loughborough (12.0miles) 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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Enclosed Storm Porch

Approached through uPVC double glazed double doors and having a uPVC double glazed inner door to the hall.

Reception Hall

With radiator and timber effect vinyl flooring.

Guest Cloakroom

With low level wc, wash hand basin, tiled splashback, ceramic tiled floor, chrome heated towel rail and ceiling mounted fan.

Study/Family Room

13'1" x 9'8" (4.01 x 2.97)

With uPVC double glazed windows to front and side.

Spacious Lounge

12'2" x 21'5" into bay (3.73 x 6.55 into bay)

Having uPVC double glazed bay window and two uPVC double glazed windows to side, contemporary style fireplace with living flame gas fire, radiator, two wall light points and glazed double doors to the sitting/dining room.

Sitting/Dining Room

16'2" x 12'9" (4.93 x 3.91)

With uPVC double glazed window to side, uPVC double glazed sliding patio doors to the rear garden, and radiator.

Fitted Breakfast Kitchen

14'11" x 13'3" (4.57 x 4.06)

Inclusive of the attractive range of base and wall cupboards including display cabinets with drawers under, plate rack, rolled edge work surfaces, one and a quarter sink unit and stainless steel filtration hood. There are also tiled splashbacks, inset downlights, ceramic tiled floor, radiator and uPVC double glazed windows to side and rear.

Utility room

8'11" x 6'7" (2.74 x 2.03)

With base cupboards, rolled edge work surfaces, inset sink unit, tiled splashbacks, fitted shelving, radiator, ceiling mounted fan, wall mounted gas fired central heating boiler, space and plumbing for appliances, ceramic tiled floor and uPVC double glazed window and door to side.

Gallery Style Landing

7'11" min x 19'6" x 12'6" (2.41 min x 5.94 x 3.81)

With open balustrades, uPVC double glazed windows to front and rear, radiator, large built in double cupboard and access to the lit and partly boarded loft space via a pull down ladder.

Master bedroom

16'0" x 13'8" (4.90 x 4.19)

With uPVC double glazed window to rear, and radiator.

En-Suite Bathroom

With white suite comprising panelled bath with mixer tap having shower head over, vanity wash hand basin, low level wc, tiled splashbacks, shaver light and point, chrome heated towel rail, ceiling mounted fan and uPVC double glazed window.

Double Bedroom Three

11'3" x 10'5" (3.45 x 3.20)

With uPVC double glazed window to rear and radiator.

Double Bedroom Two

12'4" x 12'9" (3.76 x 3.91)

With uPVC double glazed window to front, radiator and corner tiled shower cabinet together with a vanity unit incorporating wash hand basin with double cupboard under, tiled splashback, ceiling mounted fan, shaver light and point.

Double Bedroom Four

13'3" x 6'7" (4.04 x 2.01)

With uPVC double glazed window to front, and radiator.

Family Bathroom

With white suite comprising panelled bath having mixer tap with shower head over, pedestal wash hand basin, shaver light and point, low level wc, tiled splashbacks, chrome heated towel rail, uPVC double glazed window and ceiling mounted fan.

Outside

South East Facing Rear Garden

Having a maximum depth of approximately 83 feet with sunny aspect, fenced boundaries, extensive patio and shaped lawn and borders. There is also a paved area with shed.

Front Garden

Being mainly pebbled and also having a paved sitting area, corner rockery bed and wall and railings to the front incorporating double entrance gates.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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



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Sinclair

3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk