



201 Belvoir Road, Coalville, Leicestershire, LE67 3PL

£147,000

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Property at a glance

- Two Bedroom Terrace House
- Modern Kitchen
- Utility Room
- Council Tax Band*: A
- 24' Lounge Diner
- First Floor Bathroom
- Centre of Town Location
- Price: £147,000

Overview

**** IDEAL FIRST TIME BUY OR BUT TO LET PROPERTY ** THIS TWO BEDROOM TERRACE HOME** comes to the market featuring a 24'3" LOUNGE DINER and benefits from a first floor family bathroom and further ground floor wash room. In brief the property comprises; an open plan lounge diner with modern kitchen and rear utility/wash room with stairs rising the first floor giving way to two good size bedrooms and the family bathroom. Externally the property features a good size rear garden whilst occupying a centre of town location. EPC RATING D.

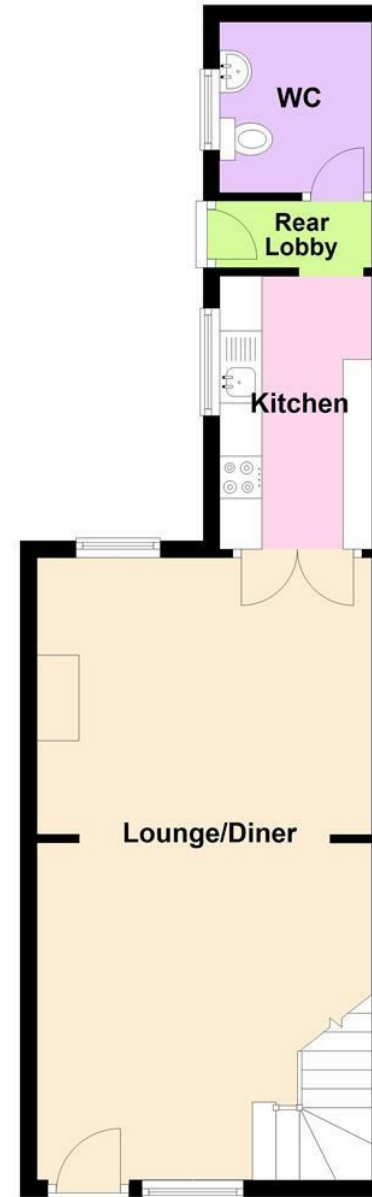
Location**

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



First Floor



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Detailed Accommodation

GROUND FLOOR

Lounge/Diner

13'1" x 24'3" (3.99m x 7.39m)

Entered through a modern composite front door with adjacent uPVC double glazed window to front with further uPVC double glazed window to rear, having stairs rising to the first floor with coving and feature fireplace, atop a slate hearth and timber clad surround.

Kitchen

5'10" x 10'7" (1.78m x 3.23m)

Having a range of wall and base units with integrated fridge freezer and dishwasher along with a sink and drainer unit featuring a swan neck mixer tap, a four ring induction hob with splash screen and electric oven below with further extractor hood above with splash backs surrounding and having timber effect vinyl flooring and additional uPVC double glazed window to side.

Utility/Wash Room

5'10" x 6'8" (1.78m x 2.03m)

Accessed by the rear lobby which in turn comprises; a uPVC double glazed opaque door to side, having continued timber effect vinyl flooring from the kitchen and hosting the wall mounted gas fired central heating boiler with opaque uPVC double glazed window to side and having both a low level w.c and pedestal wash hand basin with tiled splash backs.

FIRST FLOOR

Landing

Stairs rising to the first floor landing give way to two double bedrooms and the family bathroom and comprise a loft hatch.

Bedroom One

10'0" x 11'3" (3.05m x 3.43m)

Enjoying a uPVC double glazed window to front with dado rail and access to over stair storage.

Bedroom Two

10'0" x 12'5" (3.05m x 3.78m)

Having uPVC double glazed window to rear and fitted storage with picture rail.

Family Bathroom

5'9" x 7'5" (1.75m x 2.26m)

This three piece white suite comprise; a a low level w.c, pedestal wash hand basin with panel bath having thermostatic mixer shower over with ceramic tiled walls and flooring with opaque uPVC double glazed window to rear and chrome heated towel rail.

OUTSIDE

Rear Garden

A paved courtyard gives way to a well maintained lawn and sits adjacent to a walkway which in turn facilitates access to the rear seating area surrounded by raised rockeries and shrubs with stone shingled edging and enclosed by timber fly and close board fence board fence surround with retaining brick wall to rear.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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?

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