

An aerial photograph of a residential street. The central focus is a two-story house with a grey tiled roof, a white gable end with black timber framing, and a brick base. A white SUV is parked in a driveway to the right of the house. To the left, a grey van is parked on the street. In the background, there are other houses, including a large brick house with a grey roof. A blue box with the word 'Sinclair' in white is overlaid in the top right corner.

Sinclair

103 Bakewell Street, Coalville, Leicestershire, LE67 3BB

£375,000

01530 838338 sinclairstateagents.co.uk

Property at a glance

- Four Bedrooms
- Exceedingly High Specification
- Summer House
- Council Tax Band*: C
- One Of A Kind Property
- Stunning Living Kitchen
- Two Double Garages
- Price: £375,000

Overview

Welcome to this extraordinary FOUR BEDROOM DETACHED HOUSE; where impeccable design and meticulous attention to detail have created a haven of luxury and sophistication. Almost every inch of this residence showcases the result of a thoughtful and lavish refurbishment, captivating all who enter. The spacious rooms are set over three storeys to include the simply exquisite master suite and are complimented by a wet room. The ground floor enjoys an open plan setting and leads to the conservatory which features views of the rear garden comprising a hot tub enclosure, summer house and two detached garages. EPC RATING E.

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(J22) 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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Detailed Accommodation

GROUND FLOOR

Lobby

Entered through a uPVC front door with inset opaque double glazed panel leading to polished porcelain tiling to the floor and granting access to the entire ground floor accommodation.

Guest Cloakroom

Enjoying continued polished porcelain floor tiling and having a low level push button w.c, wall mounted wash hand basin, chrome heated towel rail with inset down lights and opaque uPVC double glazed window to side.

Lounge

11'7" narrowing to 8'7" x 29'3" (3.53m narrowing to 2.62m x 8.92m)

Enjoying polished porcelain floor tiling and having uPVC double glazed window to front with further uPVC framed French doors accessing the covered entertainment room flanked by uPVC double glazed windows and enjoying column radiators, recessed shelving, inset down lights and a feature integrated remote controlled fireplace.

Living Kitchen

10'1" narrowing to 5'8" x 38'4" (3.07m narrowing to 1.73m x 11.68m)

Inclusive of a bespoke range of work surfaces with a host of floor to ceiling wall and base units including a fitted one and a half bowl sink and drainer unit complete with waste disposal system and flexi hose mixer tap, enjoying integrated double fridge and double freezer with further integrated dishwasher, washing machine and tumble dryer. Also benefitting from a concealed gas fired central heating boiler, a host of inset down lights including two double column radiators, also facilitated by an electric under floor heating system with thermostatic zonal control and enjoying a five ring induction hob with cylindrical extractor hood over with additional fitted De Dietrich including a fitted coffee machine, microwave oven and two further oven/grills. Also benefitting from uPVC framed French doors accessing the conservatory and an expansive array of composite framed bi fold doors accessing the covered entertainment area.

Conservatory

10'8" x 12'8" (3.25m x 3.86m)

Enjoying a uPVC polarised double glazed construction with uPVC double glazed French doors accessing the private rear garden and enjoying wall lighting and porcelain tiled flooring.

Covered Entertainment Area

Enjoying uPVC double glazed French doors accessing the private rear garden flanked by uPVC double glazing and having external power points with inset down lights.

FIRST FLOOR

Landing

Enjoying timber effect laminate flooring, two column radiators and two uPVC double glazed windows to side.

Bedroom Four

10'5" x 9'9" (3.18m x 2.97m)

Enjoying a dual aspect with uPVC double glazed windows to rear and side.

Bedroom Three/Office

6'6" x 17'0" (maximum) (1.98m x 5.18m (maximum))

Having two uPVC double glazed windows to side.

Bedroom Two

13'1" x 9'0" (3.99m x 2.74m)

Having uPVC double glazed window to rear.

Wet Room

5'4" x 9'9" (1.63m x 2.97m)

Enjoying a waterfall drencher shower area with thermostatic mixer control, wall hung w.c and further vanity bowl wash hand basin with mono bloc mixer tap, having smart mirror, inset down lights, extractor fan, ceramic tiled walls and flooring with opaque uPVC double glazed window to side and heated towel rail.

Bedroom One

10'9" x 14'0" (3.28m x 4.27m)

Having uPVC double glazed window to front with a full wall of double fitted sliding wardrobes and access to the second floor en-suite.

SECOND FLOOR

En-suite

15'4" x 7'9" (4.67m x 2.36m)

This four piece suite enjoys a wall hung wash hand basin unit with mono bloc mixer tap, an integrated Whirlpool jet bath, wall hung push button w.c with mirror shower area and enjoying a host of inset down lights, ceramic tiled flooring, smart mirror, extractor fan, integrated blue tooth speakers and opaque uPVC double glazed window to side.

OUTSIDE

Private Rear Garden

Enjoying side gated access with further vehicular access to the rear with double fly hung timber gate surrounded by a brick external wall and benefitting from a paved patio area with further block paved walkway accessing the rear parking area adjacent to an area of well maintained lawn enclosed by a host of raised timber sleeper planted borders and further access to the hot tub enclosure which in turn sits in a sea of slate shingling and adjacent to the raised lawn and timber framed summer house.

Double Detached Garages

Enjoying both light and power, the garages between them offer off-road parking for multiple vehicles.

Summer House

15'9 x 9'7 (4.80m x 2.92m)

Benefitting from light and power, entered via a timber set of French doors and featuring a wall mounted fireplace.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	53	
(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

** 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

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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