



Sinclair



10 Buckingham Road, Coalville, Leicestershire, LE67 4PA

£450,000

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

## Property at a glance

- Four Bedrooms
- Double Detached Garage
- Three Reception Rooms
- Council Tax Band\*: E
- Detached Family Home
- Master Suite
- Ample Off Road Parking
- Price: £450,000

## Overview

THIS EXTENSIVE FOUR BEDROOM DETACHED FAMILY HOME comes to the market boasting a double detached garage, three ground floor reception rooms and four good sized bedrooms including the master suite. Situated within a sought after residential development within the popular commuter town of Coalville, the property also boasts ample off road parking and a good sized garden to the rear. An internal inspection comes highly advised in order to avoid 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.

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Ground Floor



First Floor



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### Entrance Hall

Entered through a composite front door with adjacent double glazed panel, oak flooring with stairs rising to the first floor, access to under stair storage and coving. Further double glazed window to the side elevation off the inner hall.

### Lounge

11'6" x 25'7" (3.51m x 7.80m)

uPVC double glazed window to the front elevation, uPVC framed patio doors accessing the private rear garden, Adams style fireplace with gas inset living flame is a focal point in the centre of the lounge.

### Dining Room

9'8" x 15'9" into bay window (2.95m x 4.80m into bay window)

Enjoying coving and uPVC double glazed bay window to the rear elevation.

### Kitchen/Breakfast Room

10'4" x 11'0" (3.15m x 3.35m)

Inclusive of a range of wall and base units an integrated fridge / freezer and further integrated dishwasher the kitchen also benefits from a four ring gas hob with extractor hood over, double electric oven and grill, sink and drainer unit, laminate flooring and uPVC double glazed window to the rear elevation.

### Guest Cloakroom

Comprising a low level WC, wall mounted wash hand basin with tiled splash backs, timber effect vinyl flooring and opaque uPVC double glazed window to the side elevation.

### Utility Room

5'8" x 5'9" (1.73m x 1.75m)

Having a range of wall and base units and comprising: sink and drainer, space and plumbing for multiple appliances, uPVC double glazed window to the side elevation, tiled effect laminate flooring, extractor fan and wall mounted gas fired central heating boiler.

### Study

9'1" x 7'7" (2.77m x 2.31m)

Accessible from the inner hall and enjoying coving, loft hatch and uPVC double glazed window to the side elevation.

### First Floor Landing

Stairs rising to the first floor landing give way to four good sized bedrooms including the en-suite shower room and family bathroom. Airing cupboard housing the hot water cylinder, loft hatch and uPVC double glazed window to the front elevation.

### Bedroom One

16'5" x 12'1" (5.00m x 3.68m)

Enjoying three double fitted wardrobes and two uPVC double glazed windows to the front elevation.

### En-suite Shower Room

4'5" x 9'1" (1.35m x 2.77m)

This three piece white suite comprises: a low level WC, pedestal wash hand basin, shower enclosure with thermostatic mixer tap, dual aspect with opaque uPVC double glazed windows to the side and rear elevations. Shaver point. Other benefits include an extractor fan, part tiled walls and timber effect laminate flooring.

### Bedroom Two

10'0" x 9'1" (3.05m x 2.77m)

uPVC double glazed window to the rear elevation and two double fitted wardrobes.

### Bedroom Three

8'8" x 11'3" (2.64m x 3.43m)

uPVC double glazed window to the rear elevation and double fitted wardrobe.

### Bedroom Four

9'2" x 7'0" (2.79m x 2.13m)

Enjoying a fitted wardrobe and uPVC double glazed window to the front elevation.

### Family Bathroom

6'8" x 8'3" (2.03m x 2.51m)

This four piece suite comprises: low level WC, pedestal wash hand basin, panelled bath, telephone style mixer shower tap over and additional shower enclosure, part tiled walls, timber effect laminate flooring, shaver point and opaque uPVC double glazed window to the rear elevation.

### Outside

#### Private Rear Garden

Entered via a side gated access and having a paved walkway accessing the rear garden with stone effect shingled edging, well maintained lawn, host of mature shrubs and surrounded by timber close board fence panelling.

#### Double Detached Garage

17'0" x 17'0" (5.18m x 5.18m)

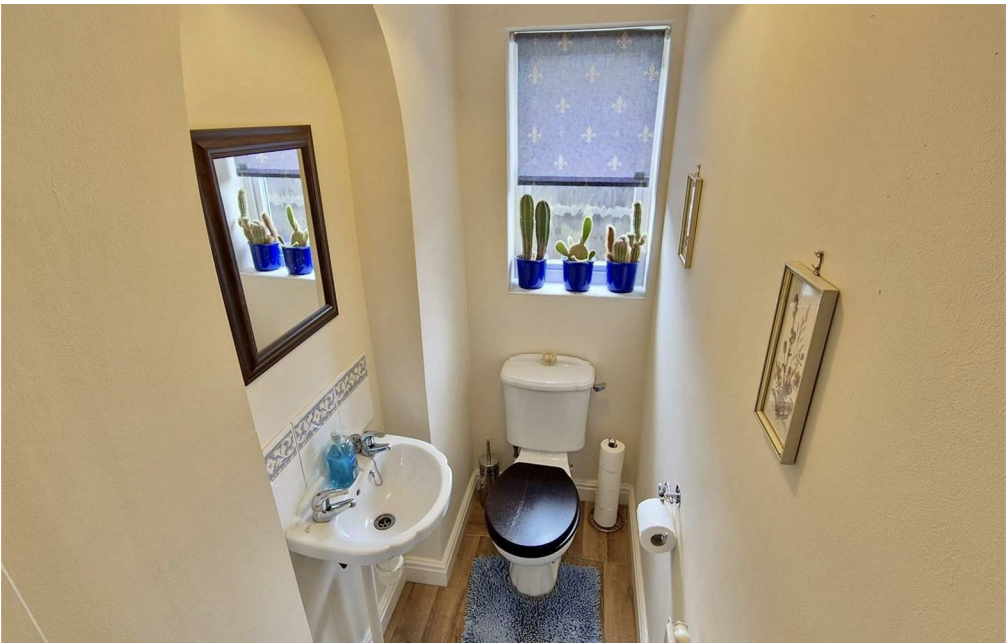
Entered via an up and over front door, light and power.

#### Front Garden

A tarmac driveway offers off road parking for multiple vehicles and sits adjacent to an area of well maintained boxed hedging enclosing a front lawn and granting access to the front door via a paved walkway bisecting a well maintained lawn.



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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

# Sinclair

## Thinking of Selling?

For a free valuation of your property with no obligation  
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