



155a Broom Leys Road, Coalville, Leicestershire, LE67 4DE

£440,000

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



## Property at a glance

- Four Bedroom Detached House
- Integrated Garage
- Ample Off Road Parking
- Council Tax Band\*: D
- 25'1" Living Kitchen Diner
- Two En-Suite Shower Rooms
- Private Rear Garden
- Price: £440,000

## Overview

THIS FOUR BEDROOM DETACHED FAMILY HOME comes to the market boasting a 25'1" living kitchen diner, integrated garage and two en-suites to the first floor to say the least. Within walking distance to both Broom Leys and Castle Rock Schools the property is an ideal family home offering utility with ample off road parking to the front and spacious rear garden, early viewings come highly advised in order to avoid disappointment. EPC RATING B.

## 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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## Detailed Accommodation

### GROUND FLOOR

#### Entrance Hall

Entered through a composite front door with inset opaque double glazed panel and comprising both under stair storage and ceramic tiled flooring.

#### Lounge

10'11" x 17'5" into bay window (3.33m x 5.31m into bay window)

Enjoying a dual aspect with a uPVC double glazed bay window to the front elevation and two further uPVC double glazed windows to the side elevation.

#### Guest Cloakroom

Comprising a low level push button WC with wall mounted wash hand basin, monobloc mixer taps, tiled splash backs, inset downlights, ceramic tiled flooring and opaque uPVC double glazed window to the side elevation.

#### Living Kitchen & Diner

25'1" x 14'0" (maximum measurements) (7.65m x 4.27m (maximum measurements))

Inclusive of a modern range of wall and base units with complimentary Quartz composite worktops, one and a half bowl sink and drainer unit with mixer tap, double electric oven and grill, a further five ring gas hob with splash screen and extractor hood over and integrated fridge / freezer. Also featuring an island unit offering a breakfast bar and a host of inset downlights with plenty of natural light in the form of a uPVC double glazed window to the rear elevation, uPVC framed personal door accessing the rear garden and uPVC framed bi-folding doors also accessing the rear garden. The living kitchen diner also hosts a log burner on a slate hearth.

#### Utility Room

5'0" x 6'3" (1.52m x 1.91m)

Enjoying continued ceramic tiled flooring from the kitchen area and comprising a range of wall and base units with space and plumbing for appliances with a Quartz composite work surface, extractor fan and inset downlights.

### FIRST FLOOR

#### Landing

Stairs rising to the first floor landing give way to the entire first floor accommodation including the family bathroom. uPVC double glazed window to the front elevation.

#### Bedroom One

11'5" x 15'11" into bay window (3.48m x 4.85m into bay window)

uPVC double glazed bay window to the front elevation with uPVC double glazed window to the side elevation.

#### En-suite Shower Room

This three piece white suite comprises: a low level push button WC, wall mounted wash hand basin with monobloc mixer taps, double shower enclosure with part tiled walls, thermostatic mixer shower tap, opaque uPVC double glazed window to the side elevation, inset downlights, chrome heated towel rail and ceramic tiled flooring.

#### Bedroom Two

8'3" x 11'4" (2.51m x 3.45m)

Enjoying a uPVC double glazed window to the rear elevation.

#### En-suite Shower Room

5'0" x 6'10" (1.52m x 2.08m)

This three piece white suite comprises of a low level push button WC, wall mounted wash hand basin with monobloc mixer tap, corner shower enclosure with thermostatic mixer shower tap. Chrome heated towel rail, ceramic tiled flooring, further part tiled walls, extractor fan and inset downlights.

#### Bedroom Three

10'1" x 13'11" (3.07m x 4.24m)

Access to the loft and a further uPVC double glazed window to the rear elevation.

#### Bedroom Four

10'1" x 8'2" (3.07m x 2.49m)

uPVC double glazed window to the front elevation.

#### Family Bathroom

This three piece white suite comprises: a low level push button WC, pedestal wash hand basin with panel bath and further mixer shower tap, part tiles walls and ceramic tiled flooring. The bathroom also features a chrome heated towel rail, inset downlights, extractor fan and opaque uPVC double glazed window to the rear elevation.

### OUTSIDE

### Private Rear Garden

Entered via a side gated access and surrounded by timber close board fence panelling, the garden enjoys a paved walkway with stone shingled edging, accessing a porcelain patio area with block edging complimenting a well maintained lawn which in turn plays host to a range of flower beds up until the point of a picket timber fencing partitioning the rear garden which in turn comprises a further vegetable patch, a greenhouse and timber garden shed.

### Workshop

7'7" x 11'6" (2.31m x 3.51m)

Comprising a timber framed construction with two timber framed single glazed windows to the side elevation, benefitting from isolated light and power.

### Front Garden

A tarmacadam driveway offers off road parking for multi vehicles and is enclosed by a dwarf brick wall and part timber close board fence panelling with privet hedges and granting access to the front door beneath a canopy porch.



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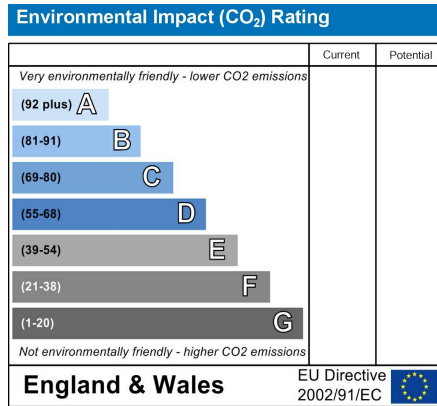
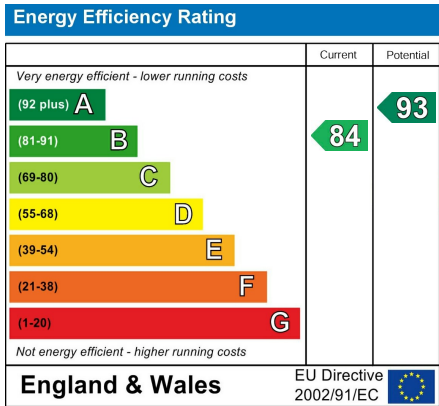






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### Fixture & Fittings

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

\*\* 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

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

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