



# Sinclair

*100% / Local*

Marketing Agents For:

4 Dauphine Close, Coalville, Leicestershire, LE67 4QQ



Discover the perfect blend of COMFORT and ELEGANCE in this extended and refurbished FIVE bedroom detached family home within a sought after location within the popular commuter town of Coalville. From an extended kitchen with an added sun room and an en-suite with walk-in dressing area to an integral garage and private rear garden; the property offers a little bit for everyone. With WOW factor guaranteed this property is not one to miss! To book your viewing today contact Sinclair Estate Agents. EPC RATING C.

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

Asking Price £415,000

## Detailed Accommodation

### Ground Floor

#### Entrance Hall

Entered through a composite front door with inset opaque double glazed panel, adjacent uPVC double glazed windows and further opaque uPVC double glazed window to the side elevation. Timber effect laminate flooring, dado rail and the inner hall gives way to stairs rising to the first floor with access to the under stair storage.

#### Guest Cloakroom

Low level push button WC, wall mounted wash hand basin, timber framed dado wall panelling, continued timber effect laminate flooring from the entrance hall, extractor fan and recess shelving.

#### Snug

7'8" x 11'8" (2.34m x 3.56m)  
uPVC double glazed window to the front elevation, coving and walk in storage cabinet.

#### Utility Room

6'7" x 13' (2.01m x 3.96m)  
Enjoying Butchers block work surfaces beneath which lies space for multiple appliances whilst being facilitated with inset downlights, timber effect laminate flooring, uPVC double glazed window to the rear elevation with adjacent uPVC framed door accessing the private rear garden.

#### Lounge

11'5" x 19'1" (into bay window) (3.48m x 5.82m (into bay window))  
Enjoying a uPVC double glazed bay window overlooking the wonderful private rear garden and comprising ceiling rose, coving and electric effect log burner on a tiled hearth with oak mantel.

#### Extended Kitchen Diner

7'6" x 29'6" (2.29m x 8.99m)  
Inclusive of an attractive range of wall and base units; with complimentary Butchers block work surfaces, a porcelain inset sink with swan neck mixer tap, a recess and gas point to accommodate a range and also having splash screen and extractor hood over. Other benefits include inset downlights, uPVC double glazed window to the side elevation and further uPVC opaque door accessing the side passage, timber effect laminate flooring and opening into the sun room.

#### Sun Room

Open from the extended kitchen diner, the sun room enjoys, uPVC French doors flanked by uPVC double glazed windows beneath a polarised pitched roof give way to the private rear garden.

#### First Floor Landing

Dado rail, opaque uPVC double glazed



4 Dauphine Close, Coalville, Leicestershire, LE67 4QQ



window to the side elevation, loft hatch, inset downlights and airing cupboard housing the gas fired central heating boiler.

**Bedroom One**  
11'2" x 13' (3.40m x 3.96m)

Enjoying a uPVC double glazed window to the front elevation and opening into the dressing room.

**Dressing Area**

The walk-in dressing area plays host to a range of fitted wardrobes and benefits from a heated towel rail whilst also acting as a passage through to the en-suite bathroom.

**En-suite Bathroom**  
7'11" x 6'8" (2.41m x 2.03m)

This three piece white suite enjoys a free standing roll top bath with mixer shower tap, a vanity wash hand basin, low level push button WC, opaque uPVC double glazed window to the front elevation, Smart mirror and tiled effect vinyl flooring.

**Bedroom Two**  
10'1" x 9'7" (3.07m x 2.92m)

uPVC double glazed window to the rear elevation.

**Bedroom Three**  
9'1" x 9'7" (2.77m x 2.92m)

uPVC double glazed window to the rear elevation.

**Bedroom Four**  
6'3" x 9'1" (1.91m x 2.77m)

uPVC double glazed window to the side elevation.

**Bedroom Five**  
6'9" x 6'9" (2.06m x 2.06m)

uPVC double glazed window to the side elevation.



4 Dauphine Close, Coalville, Leicestershire, LE67 4QQ

### Shower Room

6'3" x 6'1" (1.91m x 1.85m)

This three piece white suite comprises: low level push button WC, vanity wash hand basin with monobloc mixer tap, corner shower enclosure with thermostatic bar mixer tap over, inset downlights, extractor fan, shaver point, timber effect vinyl flooring, heated towel rail and opaque uPVC double glazed window to the side elevation.

### Outside

#### Private Rear Garden

Enjoying an Indian sandstone patio area with pebbled edging, a side gated access from both elevations and a sunken lawn with a dwarf brick wall. Surrounded by timber close board fence panelling the garden and lawn also enjoys a sweeping pebbled path to the rear seating area complimented by a host of mature shrubs.

#### Front Garden

Block paved driveway offering off road parking for multiple vehicles with stone shingled areas and access to the canopy porch beneath the front door.

#### Single Garage

13'1" x 8'2" (3.99m x 2.49m)

With single up and over door along with light and power supply.



4 Dauphine Close, Coalville, Leicestershire, LE67 4QQ



4 Dauphine Close, Coalville, Leicestershire, LE67 4QQ



4 Dauphine Close, Coalville, Leicestershire, LE67 4QQ



4 Dauphine Close, Coalville, Leicestershire, LE67 4QQ





4 Dauphine Close, Coalville, Leicestershire, LE67 4QQ



4 Dauphine Close, Coalville, Leicestershire, LE67 4QQ

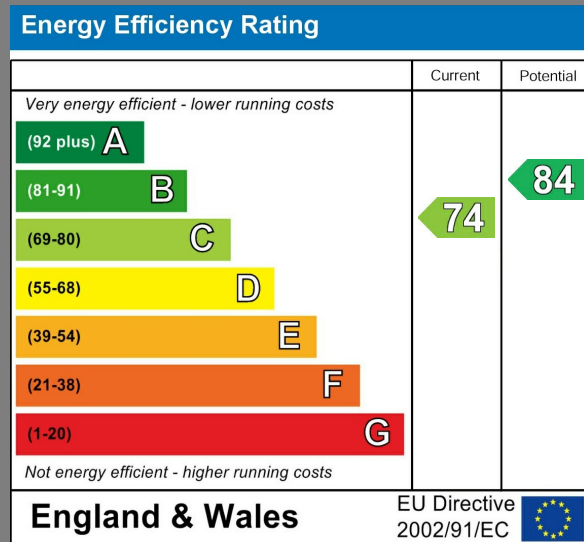


4 Dauphine Close, Coalville, Leicestershire, LE67 4QQ



## 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/42 motorways which enable swift and easy to the cities of the East and West Midlands as well as London and the North. The town has an estimated population of 33,000 (2003) and serves as a market town and administrative seat for the district. 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



## 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

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

## 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

- Council Tax Band\*: D
- Price: £415,000

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

# Sinclair

**For a free valuation of your property with no obligation  
call Sinclair on 01530 838338**

3 Belvoir Road, Coalville, Leicestershire, LE67 3PD  
Tel: 01530 838338

Email: [coalville@sinclairestateagents.co.uk](mailto:coalville@sinclairestateagents.co.uk)