



Sinclair

261 Belvoir Road, Coalville, Leicestershire, LE67 3PL

£240,000

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

## Property at a glance

- Built to HMO Building Regulations
- Stunning Four Piece Family Bathroom Suite
- Extended Living Dining Kitchen
- Council Tax Band\*: A
- Four Bedrooms Over Three Floors
- Separate Modern Shower Room & Ground Floor W.C
- Garden, Parking & Garage
- Price: £240,000

## Overview

A FANTASTIC FULLY REFURBISHED THREE STOREY FOUR BEDROOM END OF TERRACED PROPERTY HOME BUILT WITH BUILDING REGULATIONS TO COMPLY WITH HOUSE OF MULTIPLE OCCUPANCY REGULATIONS WITH AUTOMATIC SENSOR LIGHTING, FIRE DOORS AND EMERGENCY LIGHTING. The property comes offered available with no upward chain and has been finished to the highest of standards whilst offering off road parking and a garage to the rear. The internal accommodation briefly comprises: entrance hall with front living room, ground floor w.c and open plan extended open plan dining kitchen whilst stairs rise to the first floor offering two double bedrooms and a stunning four piece family bathroom suite, whilst a further staircase rises to the top floor providing two further bedrooms and a modern three piece shower room suite. Externally there is an easily maintained garden to the rear along with the aforementioned block paved driveway providing off road parking if required along side the adjacent detached single garage. Additional benefits include double glazing and gas central heating. DO NOT DELAY IN ARRANGING YOUR VIEWING OF THIS FANTASTIC INVESTMENT PROPERTY TODAY. CURRENT 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/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 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 (122) A/M42 (113)



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



261 Belvoir Road, Coalville, Leicestershire, LE67 3PL

Sinclair

## Detailed Accommodation

### GROUND FLOOR

#### Entrance Hall

Has laminate flooring and uPVC double glazed front access door, motion sensor lighting and stairs rising to the first floor.

#### Ground Floor W.C

Comprising dual flush w.c, radiator, laminate flooring and extractor.

#### Living Room

11'9" x 10'2" (3.58m x 3.10m)

Having two double glazed windows, laminate flooring and radiator.

#### Extended Dining Room Kitchen

30'0" x 7'0" x 9'5" x 13'5" (9.14m x 2.13m x 2.87m x 4.09m)

Kitchen area has a range of modern wall and base units with integrated double oven and grill with a five ring hob and extractor, composite sink and drainer with mixer tap, space and plumbing for dishwasher and washing machine, further space for fridge freezer, double glazed side elevated window with fitted Venetian blinds, tiled flooring, radiator, ceiling spot lights, extractor. Extension with vaulted ceilings and French doors opening out onto the rear garden. Dining area has laminate flooring, radiator and French doors opening out onto the rear garden.

### FIRST FLOOR

#### Landing

With two storage cupboards, one housing a Worcester combination boiler, radiator and access to bedrooms.

#### Bedroom One

12'0" x 15'2" (3.66m x 4.62m)

Having two double glazed windows, radiator and laminate flooring.

#### Bedroom Two

13'0" x 9'3" (3.96m x 2.82m)

Having double glazed window with fitted Venetian blind and laminate flooring, period feature fireplace and over stairs storage.

#### Family bathroom

Comprising a stunning four piece white suite with free standing oval bath, separate double shower unit, vanity wash hand basin, dual flush low level w.c, radiator, tiled flooring, partly tiled walls, extractor and double glazed opaque window.

### SECOND FLOOR

#### Bedroom Three

8'1" x 11'1" extending to 12'3" (2.46m x 3.38m extending to 3.73m )

Having period feature fireplace, radiator and laminate flooring.

#### Bedroom Four

9'4" x 9'7" extending to 14'1" (2.84m x 2.92m extending to 4.29m )

Having double glazed window with fitted Venetian blind, radiator and laminate flooring.

#### Shower Room

Is a three piece white suite with double shower unit with inset shelving, dual flush w.c and wash hand basin with vanity unit, tiled flooring and extractor.

### OUTSIDE

#### Rear Garden

Is a block paved easily maintained area with an outside tap. All within an enclosed fence boundary with side gate access.

#### Off Road Parking

Is via a block paved hard standing with timber access gate to garden providing further off road parking or extend the garden as required.

NOTE: The neighbouring property has pedestrian access over part of the parking area to their property.

#### Garage

16'0" x 9'4" (4.88m x 2.84m)

Being a single up and over access door with timber side courtesy door and double glazed window.



261 Belvoir Road, Coalville, Leicestershire, LE67 3PL

Sinclair



261 Belvoir Road, Coalville, Leicestershire, LE67 3PL





261 Belvoir Road, Coalville, Leicestershire, LE67 3PL

Sinclair



261 Belvoir Road, Coalville, Leicestershire, LE67 3PL

Sinclair




261 Belvoir Road, Coalville, Leicestershire, LE67 3PL

Sinclair



## 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>		
(55-68) <b>D</b>	<b>63</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

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

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  
call Sinclair on 01530 838338



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.  
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

**Sinclair**

3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

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