



Sinclair

10 Grasmere, Coalville, Leicestershire, LE67 4SH

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Offers In The Region Of
£285,000

Property at a glance

- No Upward Chain
- Detached Family Home
- Sought After Area
- Council Tax Band*: C
- Three Bedrooms
- Cul-De-Sac
- Garage
- Price: £285,000

Overview

* OFFERED WITH NO UPWARD CHAIN* This THREE BEDROOM DETACHED FAMILY HOME comes to the market in need of modernisation and occupies a sought after end of Cul de sac location within the popular Abbots Oak estate in Coalville. In brief, the property comprises an entrance porch leading to the entrance hall which in turn gives way to the lounge/diner, conservatory and kitchen and separate WC whilst stairs rising to the first floor landing give way to three bedrooms, the family bathroom and separate WC respectively. Externally the property enjoys a rear garden, an ample frontage able to accommodate multiple vehicles and access to the single garage. EPC RATING D.

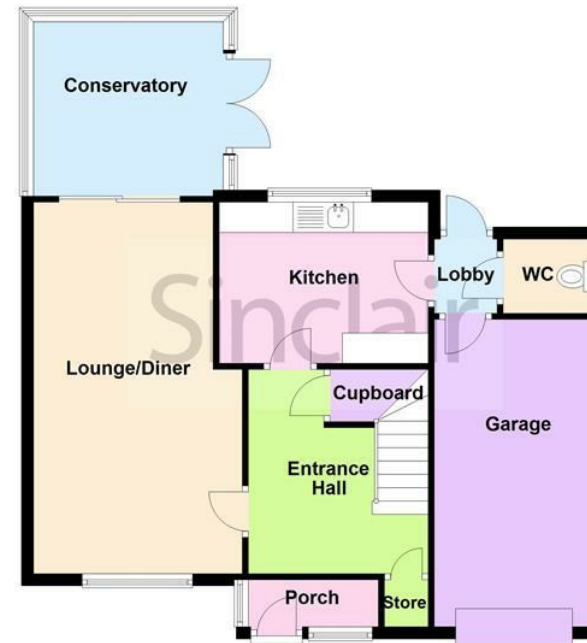
Location**

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.

Ground Floor



First Floor



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Detailed Accommodation

GROUND FLOOR

Entrance Porch

Entered through a uPVC front door with an adjacent uPVC double glazed window having travatine flooring and giving way to the entrance hall.

Entrance Hall

Benefitting from a storage cabinet with additional access to understairs storage and stairs rising to the first floor.

Lounge/Diner

11'4" (narrowing to 9'9") x 20'1" (3.45m (narrowing to 2.97m) x 6.12m)
Having a uPVC double glazed window to front, coving and a gas fired Adams style fireplace.

Conservatory

10'4" x 9'5" (3.15m x 2.87m)
Enjoying a uPVC double glazed construction with uPVC framed French doors accessing the rear garden and having ceramic tiled flooring.

Kitchen

11'4" x 8'9" (3.45m x 2.67m)
Having a range of wall and base units, a sink and drainer unit with tiled splashback, ceramic tiled walls, space and plumbing for appliances, uPVC double glazed window to rear and having an opaque uPVC door accessing the side lobby which in turn gives way to the WC and garage respectively.

WC

Comprising a low level, push button, dual flush WC and wall mounted gas fired central heating boiler.

FIRST FLOOR

Landing

Stairs ascending the first floor landing gives way to three double bedrooms, the bathroom and WC respectively and comprise a loft hatch and opaque uPVC double glazed window to side.

Bedroom One

11'2" x 11'4" (3.40m x 3.45m)
Comprising coving and uPVC double glazed window to front.

Bedroom Two

14'1" x 8'5" (4.29m x 2.57m)
Having uPVC double glazed window to rear and coving.

Bedroom Three

10'3" x 7'5" (3.12m x 2.26m)
Having two double fitted wardrobes and uPVC double glazed window to front.

Bathroom

7'5" x 5'7" (2.26m x 1.70m)
Having a panelled bath with partly tiled walls, a pedestal wash hand basin, tile effect vinyl flooring, an opaque uPVC double glazed window to side, an airing cupboard housing the hot water cylinder.

WC

Comprising an opaque uPVC double glazed window to side and low level WC.

OUTSIDE

Rear Garden

A paved seating area gives way to a well maintained lawn hosting a vegetable patch and a range of shrubs with timber framed garden shed and surrounded by timber closed and flyboard fence panelling with side gated access and facilitated by a water point.

Front

A tarmac driveway offers off road parking for multiple vehicles and sits adjacent to an area of well maintained lawn which in turn hosts a range of shrubs.

Garage

8'8" x 16'5" (2.64m x 5.00m)
Entered via an up and over front door and comprising of both light, power and having two uPVC double glazed windows to side.

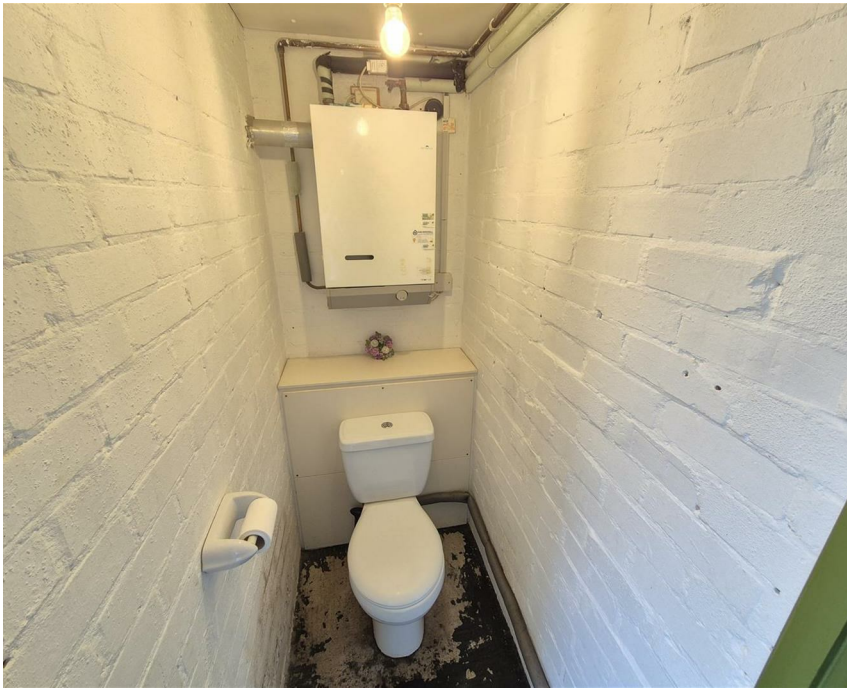


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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

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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

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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.
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