



Sinclair



40 Greenhill Road, Coalville, Leicestershire, LE67 4RH

£335,000

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Property at a glance

- Three Double Bedrooms
- Garage & Workshop
- Lots Of Potential
- Council Tax Band*: D
- Detached Family Home
- Ample Off Road Parking
- Private Rear Garden
- Price: £335,000

Overview

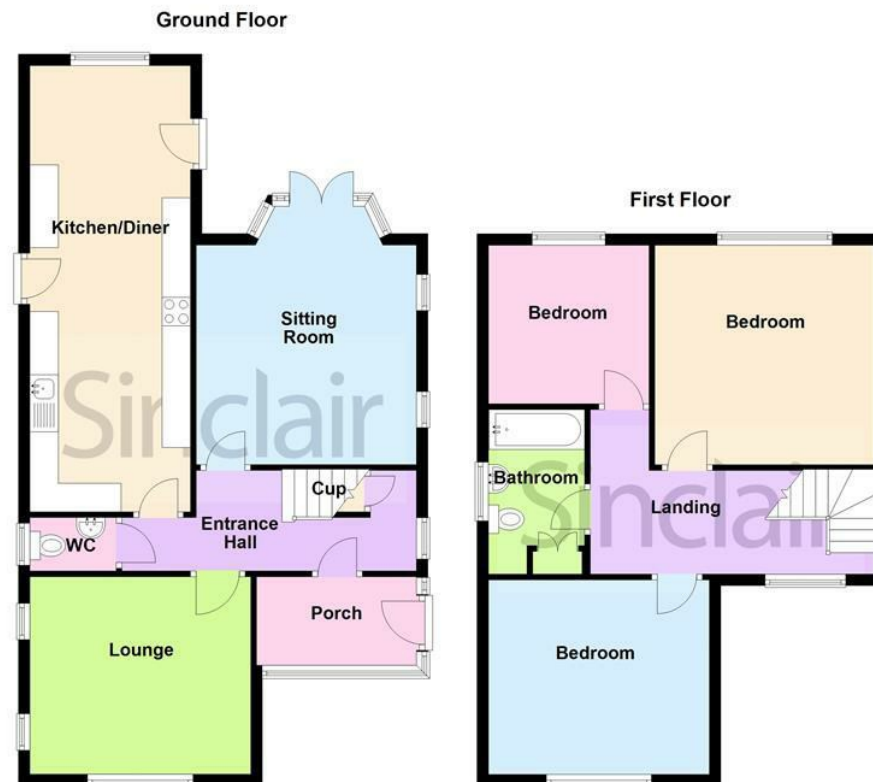
This THREE BEDROOM DETACHED FAMILY HOME offers a host of character and space with an EXTENDED 25'8" KITCHEN/DINER and 30' garage/workshop to say the least. In brief the property benefits from a spacious entrance hall, lounge, guest cloakroom, sitting room and kitchen/diner to the ground floor with stairs rising to the first floor landing giving way to three double bedrooms and the family bathroom. Externally the property benefits from a good sized rear garden, garage/workshop and ample off road car parking to front. 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 (13.8 miles) Nearest Motorway Access: M1(J22) 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

Entrance Porch

9'1" x 5'2" (2.77m x 1.57m)

Being of uPVC double glazed construction with a uPVC double glazed front door and adjacent double glazed windows to either side.

Entrance Hall

Enjoying a timber framed, single glazed window to side, coving, stairs rising to the first floor and access to understairs storage.

Lounge

12'9" x 11'4" (3.89m x 3.45m)

Enjoying a dual aspect with uPVC double glazed windows to front and side, an open fireplace with brick surround and hearth and having coving.

WC

Comprising a low level, push button WC, wall mounted wash hand basin with tiled splash backs, laminate flooring and opaque uPVC double glazed window to side.

Sitting Room

12'8" x 15'2" (into bay) (3.86m x 4.62m (into bay))

Enjoying uPVC double glazed French doors accessing the private rear garden with adjacent double glazed windows to either side and further uPVC double glazed windows to side elevation and comprising coving and a wall mounted gas fired fireplace.

Kitchen/Diner

9'3" x 25'8" (2.82m x 7.82m)

Inclusive of a range of wall and base units with complementary rolled edge work surfaces, a four ring electric Neff hob with extractor hood over, a sink and drainer unit with mixer taps and an integrated water filter, two Neff double electric oven and grill units with timber effect laminate flooring, a uPVC double glazed window to side, a further uPVC double glazed window to rear and uPVC framed doors facilitating both left and right elevations.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to three double bedrooms and the family bathroom and comprise a uPVC double glazed window to front.

Bedroom One

13'0" x 12'3" (3.96m x 3.73m)

Benefitting from a uPVC double glazed window to rear and coving.

Bedroom Two

12'9" x 11'5" (3.89m x 3.48m)

Having uPVC double glazed window to front.

Bedroom Three

9'1" x 8'9" (2.77m x 2.67m)

Having uPVC double glazed window to rear.

Bathroom

10'0" x 5'6" (3.05m x 1.68m)

This three piece suite comprises a low level WC, pedestal wash hand basin, panel bath with electric shower over, wall mounted gas fired central heating boiler, an opaque uPVC double glazed window to rear with part tiled walls, tile effect flooring, a loft hatch and airing cupboard respectively.

OUTSIDE

Private Rear Garden

Entered by side gated access with timber closed board surround, a paved walkway with gravel edging leading to an Indian flag paved patio area complemented by raised timber sleeper flower beds and a well maintained lawn which in turn is facilitated by wall lighting and external power points with a host of shrubs and having two timber framed sheds.

Garage

8'7" x 19'7" (2.62m x 5.97m)

Entered via timber framed double doors to front with further timber personnel door to side having both light, power and an opaque uPVC double glazed window to side while granting access to the workshop.

Workshop

8'7" x 11'7" (2.62m x 3.53m)

Opening from the garage and comprising a uPVC double glazed window to side.

Front

A tarmac driveway offers off road parking for multiple vehicles and leads to the side driveway through a set of wrought iron double opening gates.



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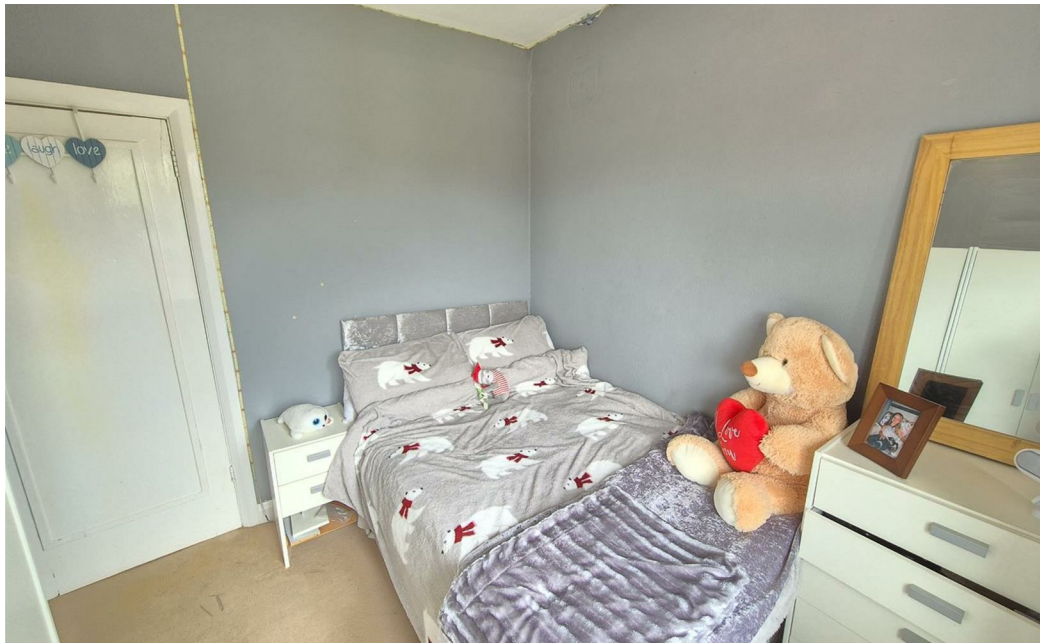


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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C	66	
(55-68) D		
(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

** 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

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Thinking of Selling?

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



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