



Sinclair

53 North Avenue, Coalville, Leicestershire, LE67 3QX

£285,000

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Property at a glance

- Five Bedrooms
- Extended
- Cul-De-Sac Location
- Council Tax Band*: D
- Detached House
- Three/Four Reception Rooms
- Garage & Parking
- Price: £285,000

Overview

This EXTENDED FIVE BED DETACHED FAMILY HOME comes to the market featuring a CUL-DE-SAC POSITION within close proximity to the heart of the popular commuter town of Coalville. The cleverly proportioned extension acts as a separate annex to the ground floor facilitated by its own lounge, dining space and shower room whilst the rest of the ground floor enjoys a further living room, breakfast kitchen and conservatory respectively. Stairs rising to the first floor give way to FOUR good sized bedrooms and the family bathroom whilst externally the property boasts a detached garage, low maintenance rear garden and good sized frontage able to accommodate good sized parking for multiple vehicles. EPC RATING AWAITED.

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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GROUND FLOOR

Entrance Porch

Entered through a uPVC front door and giving way to the lounge.

Lounge

15'8" x 13'6" (4.78m x 4.11m)

Enjoying a uPVC double glazed window to the front with gas living flame fireplace on a polished sandstone effect surround and hearth, complimented by a dado rail, wall lighting and having stairs rising to the first floor.

Breakfast Kitchen

15'8" x 11'4" (4.78m x 3.45m)

Inclusive of a range of wall and base units, a one and half bowl sink and drainer unit with swan neck mixer tap, five ring gas hob range with extractor hood over with tiled splashbacks, ceramic tiled flooring, inset downlights, a plinth heater, washing machine, dishwasher, fridge freezer and uPVC double glazed French doors accessing the garden room.

Garden Room

14'7" x 11'3" (4.45m x 3.43m)

Enjoying uPVC double glazed French doors accessing the rear garden and facilitated by two overhead skylights and wrap around uPVC double glazed windows to the rear and side, finished in ceramic tiled flooring, inset downlights and wall lighting.

Dining Room

11'3" x 8'1" (3.43m x 2.46m)

Having ceramic tiled flooring, wall lighting, two storage cabinets and opaque uPVC double glazed window to the side.

Snug

11'3" x 11'7" (3.43m x 3.53m)

Enjoying a brick feature fireplace with side plinth and uPVC double glazed window to front.

Shower Room

5'2" x 8'1" (1.57m x 2.46m)

This three piece suite comprises a low level WC, shower enclosure with power shower over, pedestal wash hand basin, ceramic tiled flooring and tiled walls with extractor fan, inset downlights and opaque uPVC double glazed window to side.

Bedroom Five

11'3" x 10'8" (3.43m x 3.25m)

Enjoying uPVC framed patio doors accessing the rear garden.

FIRST FLOOR

Landing

Stairs ascending the first floor landing gives way to four good sized bedrooms and the family bathroom and comprise two separate loft hatches, uPVC double glazed window to side, dado rail, inset downlights and an airing cupboard housing the hot water cylinder.

Bathroom

4'9" x 8'3" (1.45m x 2.51m)

This three piece white suite comprises a low level WC, a pedestal wash hand basin, panelled bath with splash screen and power shower over, ceramic tiled walls and flooring with an opaque uPVC double glazed window to rear, inset downlights and extractor fan.

Bedroom Four

9'4" x 7'8" (2.84m x 2.34m)

Having uPVC double glazed window to front, a range of fitted wardrobes and dado rail.

Bedroom Three

15'8" x 7'0" (4.78m x 2.13m)

Enjoying two uPVC double glazed window to front with dado rail and bed enclosure.

Bedroom Two

10'5" x 11'4" (3.18m x 3.45m)

Enjoying a range of fitted wardrobes and uPVC double glazed window to rear.

Bedroom One

11'3" x 17'10" (3.43m x 5.44m)

Having uPVC double glazed window to rear, timber effect laminate flooring, four double wardrobes with bed enclosure and dresser unit.

OUTSIDE

Private Rear Garden

A block paved tandem driveway offers off-road parking and facilitates access to the garage and sits adjacent to an area of artificial lawn complimented by raised timber decking, facilitated in turn by external power points and wall lighting and giving way to a further paved patio area hosting a brick built BBQ and further complimented by a raised stone shingle planted area.

Detached Garage

8'5" x 17'0" (2.57m x 5.18m)

Enjoying both light and power and access to a lean-to style shed whilst accessible by an up and over entrance door.

Front

A tandem block paved driveway offers off-road parking for multiple vehicles and sits adjacent to a good sized shingle frontage hosting a range of shrubs and facilitated by external power points.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	73	
(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

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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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