



Sinclair



18 Broom Leys Road, Coalville, Leicestershire, LE67 4DA

£265,000

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Extended Semi Detached
- Open Plan Lounge & Breakfast Kitchen
- Off Road Parking
- Council Tax Band*: B
- Three Bedrooms
- Dining Room & WC
- 18'7" Cabin/Games Room
- Price: £265,000

Overview

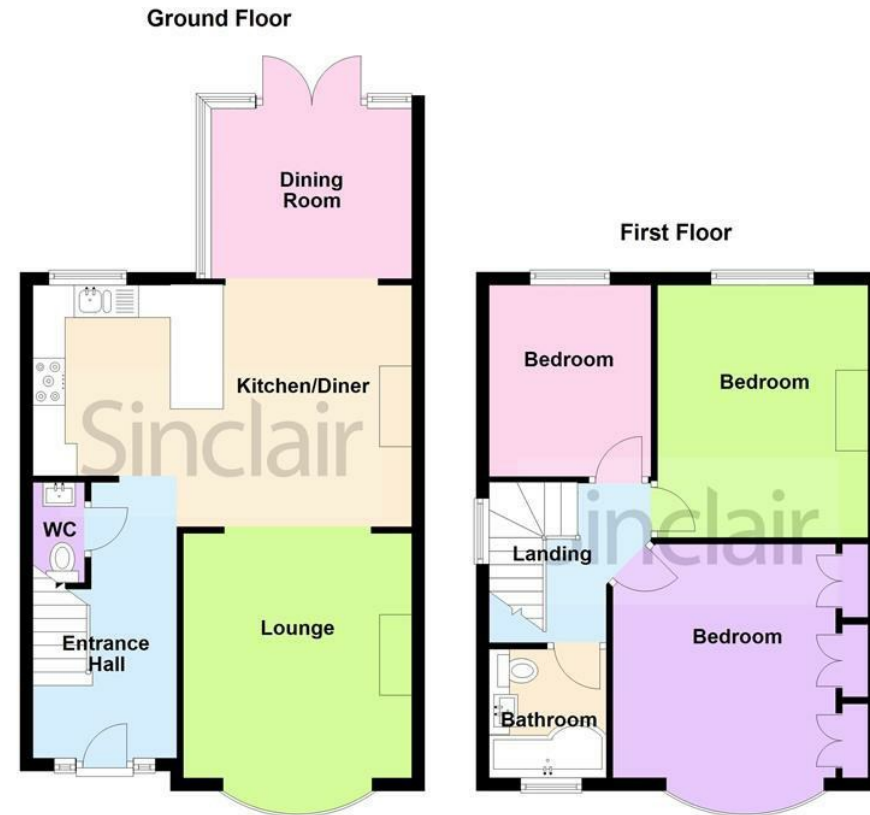
This stunning and well presented EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME offers an open plan ground floor with lounge, breakfast kitchen, ground floor WC and dining room/conservatory with French doors accessing the landscaped rear garden which in turn plays host to a super 18'7" timber cabin / games room. To the first floor the property also benefits from three good sized bedrooms and a three piece bathroom suite with ample off road parking to the front. The property is situated within the heart of the computer town of Coalville. 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. Coalville 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(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.



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a composite front door with adjacent uPVC double glazed window to both sides, stairs rising to the first floor, edged with an oak balustrade and finished in timber effect laminate flooring.

WC

Comprising a low level push button WC, vanity wash hand basin with monobloc mixer tap, chrome heated towel rail, ceramic tiled walls and flooring. Inset downlights and extractor fan.

Breakfast Kitchen

19'3" x 12'4" (5.87m x 3.76m)

Inclusive of a modern range of wall and base units, a five ring Smeg gas range with splash screen and extractor hood over, tiled splash backs, one and a half bowl sink and drainer unit with mixer tap, uPVC double glazed window to rear, integrated wine cooler and washing machine. Inset downlights, timber effect laminate flooring and gives way to the lounge and dining room.

Lounge

11'8" x 14'3" (3.56m x 4.34m)

Enjoying a uPVC double glazed bay window to the front, continued flooring from the breakfast kitchen and log burner on a slate hearth.

Dining Room/Conservatory

10'0" x 8'8" (3.05m x 2.64m)

Enjoying continued timber effect flooring from the breakfast kitchen, uPVC french door accessing the private rear garden and adjacent uPVC double glazed windows.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to three good sized bedrooms and uPVC double glazed window to the side.

Bedroom One

9'5" (to fitted wardrobes) x 14'10" (2.87m (to fitted wardrobes) x 4.52m)

uPVC double glazed bay window to the front, fitted day seat complimented by a range of fitted wardrobes.

Bedroom Two

10'9" x 12'7" (3.28m x 3.84m)

uPVC double glazed window to the rear.

Bedroom Three

7'0" x 9'2" (2.13m x 2.79m)

uPVC double glazed window to the rear.

Bathroom

6'0" x 6'6" (1.83m x 1.98m)

This three piece white suite comprises of a low level push button WC, vanity wash hand basin with monobloc mixer tap, wall mounted Smart mirror. P shaped bath with splash screen and thermostatic waterfall shower over, ceramic tiled flooring and walls, heated towel rail, inset downlights, extractor fan and opaque uPVC double glazed window to the front.

OUTSIDE

Private Rear Garden

Enjoying raised timber decking with inset LED lighting, water point, a sunken artificial lawn surrounded by timber close board fence panelling. Attached timber lean-to style shed, timber cabin / games room.

Timber Cabin / Games Room

18'7" x 12'3" (5.66m x 3.73m)

With light and power and flanked by six timber framed single glazed multi pane windows and timber effect laminate flooring.

Front Garden

A double block paved driveway offers off road parking for multiple vehicles and grants access to the front door.

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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	62	
(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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