

Sinclair



175 Greenhill Road, Coalville, Leicestershire, LE67 4UF

£435,000

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Offered with No Upward Chain
- Newly Renovated
- Three Reception Rooms
- Council Tax Band*: D
- Five Bedroom Detached
- 23'3" Living Kitchen
- Two En-Suites
- Price: £435,000

Overview

WOW FACTOR GUARANTEED THIS FIVE BEDROOM DETACHED FAMILY HOME comes to the market having enjoyed a comprehensive renovation to a superb standard of finish and boast ample off road parking with a versatile living space. At a glance the property enjoys three reception rooms and a super 23'3" living kitchen area to the ground floor along with guest cloakroom and to the first floor five bedrooms (two with en-suites) offering ample accommodation complemented by the four piece bathroom suite. Early viewings come highly advised in order to avoid disappointment. EPC RATING C.

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
Approx. 84.6 sq. metres (910.9 sq. feet)



First Floor
Approx. 77.8 sq. metres (837.0 sq. feet)



175 Greenhill Road, Coalville, Leicestershire, LE67 4UF

Sinclair

GROUND FLOOR

Entrance Hall

Entered through a composite front door with adjacent opaque uPVC double glazed window, having timber effect laminate flooring, inset down lights, a storage cupboard, stairs rising to the first floor and granting access to the entire ground floor accommodation through solid oak doors.

Guest Cloakroom

Enjoying continued flooring from the entrance hall and comprising; a low level push button w.c, vanity wash hand basin with mono bloc mixer tap with inset down lights and dado wall panelling.

Study

8'2" x 8'9" (2.49m x 2.67m)

Having uPVC double glazed window to front.

Dining Room

10'0" x 11'6" (3.05m x 3.51m)

Having uPVC double glazed window to front.

Lounge

13'6 x 11'2" (4.11m x 3.40m)

Enjoying inset down lights and uPVC double glazed French doors accessing the private rear garden.

Living Kitchen Diner

23'3" (maximum) x 19'8" (maximum) (7.09m (maximum) x 5.99m (maximum))

Inclusive of a modern and comprehensive range of wall and base units, integral fridge/freezer, two hip height electric oven/grills, a five ring induction hob mounted on an ample island unit offering a host of work surface space and a further one and a half bowl sink and drainer unit with mixer tap and further fitted dishwasher. Also benefitting from continued timber effect laminate flooring from the entrance hall, uPVC framed French doors to both front and rear with further uPVC double glazed window to rear, inset downlights and granting access to under stairs storage housing the gas fired central heating boiler.

FIRST FLOOR

Landing

Stairs ascending the first floor landing give way to the entire first floor accommodation and comprise; a loft hatch, inset downlights and uPVC double glazed window to rear.

Bedroom One

9'8" x 16'6" (2.95m x 5.03m)

Enjoying a dual aspect with opaque uPVC double glazed window to side and a Juliet balcony comprising; uPVC double glazed French doors to front and giving way to the en-suite shower room.

En-Suite Shower Room

This three piece white suite comprises; a low level push button w.c, vanity bowl wash hand basin with mono bloc mixer tap, having chrome heated rail with part tiled walls and ceramic tiled flooring with inset

downlights, extractor fan, opaque uPVC double glazed window to front and feature double shower with shower seat and alcove shelving facilitated by waterfall thermostatic shower.

Bedroom Two

11'0" x 10'6" (3.35m x 3.20m)

Having uPVC double glazed window to front and giving way to the en-suite shower room.

En-Suite Shower Room

This three piece suite comprises; a double walk in shower enclosure with waterfall thermostatic tap, vanity bowl wash hand basin with swan neck mixer tap with further low level push button w.c and chrome heated towel rail. Also benefitting from inset down lights, extractor fan, opaque uPVC double glazed window to front with part tiled walls and ceramic tiled flooring.

Bedroom Three

11'6" x 9'0" (3.51m x 2.74m)

Having opaque uPVC double glazed window to rear.

Bedroom Four

7'8" x 10'6" (2.34m x 3.20m)

Having uPVC double glazed window to front.

Bedroom Five

10'2" x 6'5" (3.10m x 1.96m)

Having opaque uPVC double glazed window to rear.

Family Bathroom

8'4" x 5'6" (2.54m x 1.68m)

This four piece white suite comprises; a panel bath with chrome heated towel rail, part tiled walls and ceramic tiled flooring, vanity wash hand basin with mono bloc mixer tap and low level push button w.c. Also including a corner walk in shower enclosure with thermostatic waterfall mixer tap, inset downlights, extractor fan and opaque uPVC double glazed window to rear.

OUTSIDE

Rear Garden

Enjoying a block paved walkway facilitating access to side gate and having an Indian flag paved seating area surrounded by timber closed board fence panelling.

Front

A stone shingled driveway offers off road parking for multiple vehicles and is surrounded by a range of timber fly and close board fence panelling with a planted area, raised rockery and giving way to the front door with adjacent wall mounted lighting.

175 Greenhill Road, Coalville, Leicestershire, LE67 4UF

Sinclair



175 Greenhill Road, Coalville, Leicestershire, LE67 4UF

Sinclair



175 Greenhill Road, Coalville, Leicestershire, LE67 4UF





175 Greenhill Road, Coalville, Leicestershire, LE67 4UF

Sinclair



175 Greenhill Road, Coalville, Leicestershire, LE67 4UF


Sinclair



175 Greenhill Road, Coalville, Leicestershire, LE67 4UF

Sinclair

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(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

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