



15 Brooker Close, Coalville, Leicestershire, LE67 4GJ

£205,000

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## Property at a glance

- Three Double Bedrooms
- Integrated Garage
- Open Plan Kitchen Dining Room
- Council Tax Band\*: D
- En-Suite Shower Room
- Juliet Balcony
- Cul-De-Sac Setting
- Price: £205,000

## Overview

This THREE DOUBLE BEDROOM, THREE STOREY MODERN TOWNHOUSE comes to the market benefitting from a host of internal accommodation situated within a Cul-de-sac in the popular commuter town of Coalville. In brief the property comprises an entrance hall, ground floor WC, open plan kitchen/dining Room and integral garage with stairs rising to the first floor giving way to first floor lounge and additional wc and double bedroom. Stairs rising to the second floor give way to two further double bedrooms including the en-suite to bedroom one and family bathroom respectively. Externally the property benefits from a rear garden and front driveway offering off-road parking for multiple vehicles. 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/42 motorways which enable swift and easy to the cities of the East and West Midlands as well as London and the North. The town has an estimated population of 33,000 (2003) and 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(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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## Detailed Accommodation

### GROUND FLOOR

#### Entrance Hall

Entered through a composite front door and comprising of stairs rising to the first floor and giving way to the ground floor WC and open plan Kitchen/Diner respectively.

#### Guest Cloakroom

Comprising a low level, push button WC, wall mounted wash hand basin with tile splashbacks.

#### Kitchen/Diner

15'1" x 10'1" (4.60m x 3.07m)

A range of wall and base units complimented by rolled edge work surfaces comprises a one and half bowl sink and drainer unit, a four ring gas hob with extractor hood over, an electric oven/grill, having space and plumbing for appliances, under cabinet lighting, a uPVC double glazed window to rear and uPVC framed French doors accessing the rear garden.

### FIRST FLOOR

#### Landing

Stairs rising to the first floor landing give way to the double bedroom, WC and Lounge respectively.

#### Bedroom Two

14'0" x 8'9" (4.27m x 2.67m)

Having uPVC double glazed window to the front with double fitted wardrobe.

#### Lounge

15'2" x 12'5" (4.62m x 3.78m)

Having an Adam style fireplace with electric effect fire on a polished granite effect surround and hearth and complimented by a Juliet balcony to the rear adjacent to a uPVC double glazed window.

#### WC

Comprising a low level, push button WC, wall mounted wash hand basin with tiled splashbacks and an opaque uPVC double glazed window to the front.

### SECOND FLOOR

#### Landing

Stairs ascending the second floor landing give way to two good sized bedrooms and the family bathroom respectively.

#### Bedroom One

15'1" x 10'8" (4.60m x 3.25m)

Having uPVC double glazed windows to front with double fitted wardrobe and accessing the en-suite shower room.

#### En-Suite Shower Room

Comprising a low level WC, wall mounted wash hand basin, corner shower enclosure with tiling to splash prone areas.

#### Bedroom Three

10'8" x 9'3" (3.25m x 2.82m)

Having uPVC double glazed window to front with access to the over stair storage and fitted wardrobe.

#### Family Bathroom

This three piece white suite comprises of a low level, push button WC, wall mounted wash hand basin, panelled bath with wall mounted thermostatic shower, tiling to splash prone areas and an extractor fan.

#### Rear Garden

An area of slate shingling gives way to a well maintained seating area amongst an array of stone pebbling and surrounded by a host of mature shrubs whilst being enclosed by timber closed and fence board fence panelling.

#### Front

A tandem tarmac driveway accessing the integral garage offers off-road parking for multiple vehicles and sits adjacent to a paved walkway accessing the front door beneath a canopy porch.

#### Garage

14'9" x 9'3" (4.50m x 2.82m)

Having up-and-over entrance door, power and light.

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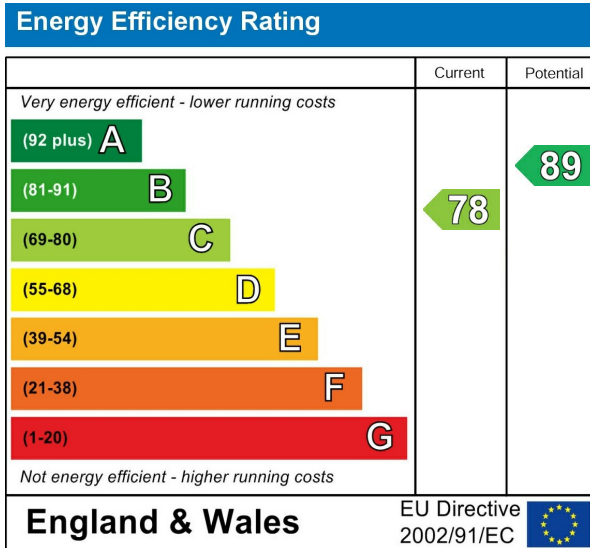




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#### Fixture & Fittings

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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