



Sinclair



6 Vicarage Close, Newbold Coleorton, Leicestershire, LE67 8PG

£197,500

01530 838338 [sinclairstateagents.co.uk](http://sinclairstateagents.co.uk)

## Property at a glance

- Extended Accommodation
- Lounge & Dining Area
- Private Sunny Aspect Garden
- Council Tax Band\*: B
- Two Bedrooms, Bathroom
- Extended Kitchen
- Garage & Shared Driveway
- Price: £197,500

## Overview

\*\* AN EXTENDED TWO BEDROOM SEMI DETACHED BUNGALOW FEATURING SUPERB LOUNGE, EXTENDED KITCHEN, PRIVATE SUNNY ASPECT GARDEN AND GARAGE. \*\* EPC RATING E. SINCLAIR ESTATE AGENTS are pleased to offer this attractive semi detached bungalow situated in a pleasant cul-de-sac position within this popular village. It offers a central entrance hall, two bedrooms (one fitted), bathroom with shower and wc, lounge with sitting/dining area extension having patio doors, extended fitted kitchen and externally offers a rear garden and block paved front for off road parking and the detached garage approached by a shared driveway.

## Location\*\*

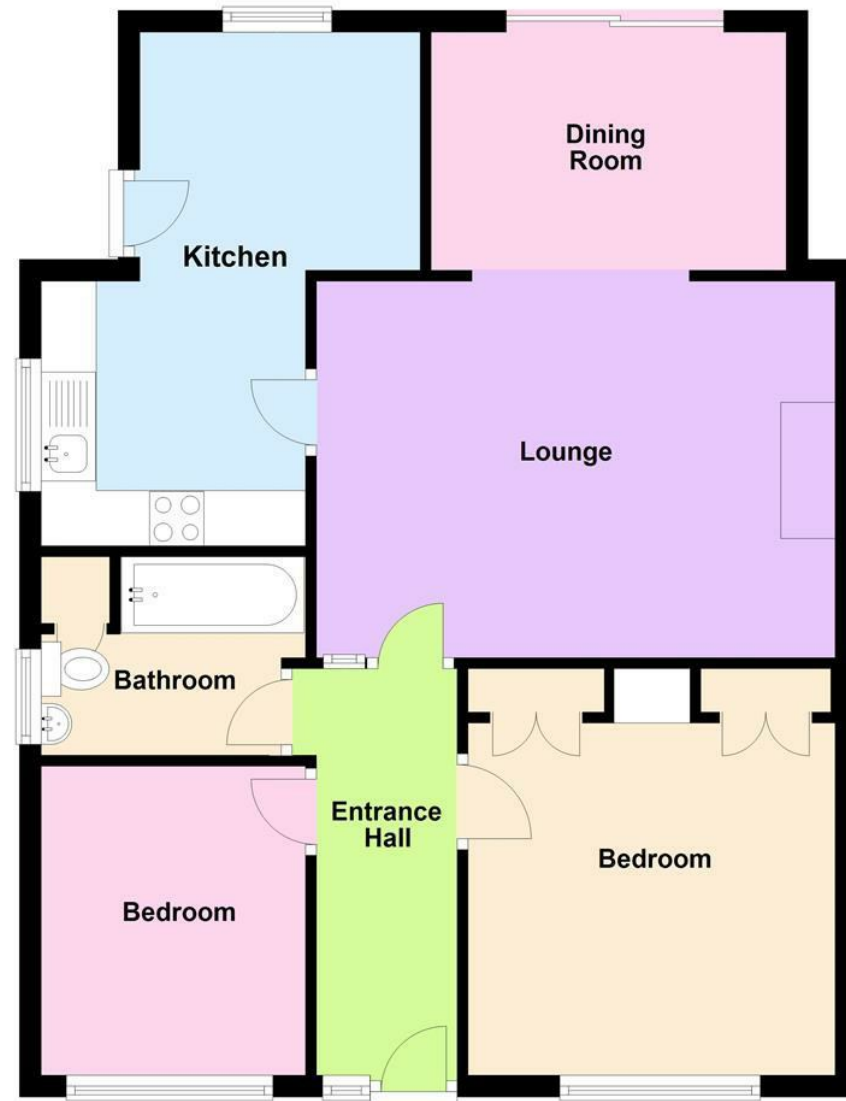
Newbold Coleorton is a hamlet in the parish of Worthington, Leicestershire. The village has around 250 houses, a primary school, Cross Keys local pub, village park and home to a significant landmark of the once working Newbold Brickworks Chimney. Newbold was a mining village which closed in 1968 and now replaced by 'New Lount Nature Reserve' which is a 48 acre site within the National Forest and a very pleasant place for a leisurely walk amongst the wildlife. Nearest Airport: East Midlands (7.2 miles). Nearest Train Station: Loughborough (11.3 miles). Nearest Town/City: Ashby-de-la-Zouch (3.9 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. 720.0 sq. feet



Total area: approx. 720.0 sq. feet

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## Detailed Accommodation

### Accommodation

#### Entrance Hall

Approached through a uPVC double glazed front door with matching side screen and there is a radiator.

#### Double Bedroom One

11'1" x 10'2" to front of wardrobes (3.38m x 3.10m to front of wardrobes)  
With uPVC double glazed window to front, radiator and full length range of fitted furniture incorporating two double wardrobes, central three drawer unit and all with cupboards over.

#### Double Bedroom Two

8'0" x 9'4" (2.44m x 2.84m)  
With uPVC double glazed window to front and radiator.

#### Bathroom

With white suite having chrome finished fittings comprising panelled bath with shower over, pedestal wash hand basin, low level wc, walls mainly tiled, radiator, airing cupboard, access to loft and uPVC double glazed window.

#### Lounge

15'8" x 11'3" (4.78m x 3.43m)  
With Adam style fireplace, electric flame effect fire, two double radiators and opening into the dining area.

#### Dining/Sitting Area

10'8" x 7'3" (3.25m x 2.21m)  
With sliding double glazed patio doors to the garden.

#### Extended Kitchen

15'2"x 8'0" (4.62mx 2.44m)  
With base and wall cupboards, stainless steel sink unit, built in oven, four ring hob, filtration hood, two double cupboard units, walls tiled, ceramic tiled floor, chromium

finished heated towel rail/radiator, oil fired central heating boiler and uPVC double glazed windows to side and rear together with matching external door.

#### Outside

Provides...

#### Private Rear Garden

Enjoying a sunny aspect and having patio, water point, lawn, borders and oil storage tank.

#### Front

Being block paved offering off road parking.

#### Shared Side Driveway

Leading to the detached garage.

#### Detached Garage

Of concrete sectional construction with up and over entrance door and side personal door.





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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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## Thinking of Selling?

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



**Sinclair**

Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.  
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