



Sinclair



12 Olive Grove, Coalville, Leicestershire, LE67 4UQ

£372,500

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Property at a glance

- Detached House
- Field views
- Dining/Kitchen With Bi-fold Doors
- Council Tax Band*: E
- Four Bedrooms
- En-suite & Bathroom
- Garage & Off-Road Parking
- Price: £372,500

Overview

This FOUR BEDROOM DETACHED FAMILY HOME comes to the market enjoying field views and benefitting from an end of cul-de-sac position within the popular town of Coalville. Featuring a host of modern amenities to include a dining kitchen with bi-fold doors, lounge, ground floor cloakroom and first floor en-suite shower room. The property also boasts a garage, driveway and side garden setting this wonderful family home apart. Book your viewing today. EPC RATING B.

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.

Ground Floor

Approx. 54.2 sq. metres (583.2 sq. feet)



First Floor

Approx. 55.4 sq. metres (595.8 sq. feet)



Total area: approx. 109.5 sq. metres (1179.0 sq. feet)

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GROUND FLOOR

Entrance Hall

Enter through a composite front door with a side panel window, cupboard, hive heating system with timber effect flooring.

Lounge

10'6" x 14'5" (3.20m x 4.39m)

Having two uPVC double glazed windows to side and further uPVC double glazed windows to front and rear.

Guest Cloakroom

5'6" x 5'4" (1.68m x 1.63m)

Comprising a low level push button wc, wash hand basin with mixer tap, timber effect flooring and having tiled walls.

Dining Kitchen

16'9" x 22'5" (max) (5.11m x 6.83m (max))

Having a range of modern base and wall units, work surfaces, one-and-a-half stainless steel bowl and sink unit with swan neck mixer tap, one double electric oven, one oven/microwave and grills, integrated fridge/freezer, central island with four ring gas hob and extractor hood over, inset down lights, timber effect flooring, uPVC double glazed windows to front, bi-fold doors accessing the private side garden and an under stairs cupboard.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to four good sized bedrooms including the en-suite shower room and family bathroom respectively, and comprising an airing cupboard, loft hatch and uPVC double glazed window to rear.

Bedroom One

9'7" (13'6" max) x 12'7" (2.92m (4.11m max) x 3.84m)

Enjoying two uPVC double glazed windows to side and fitted warbrobes.

En-Suite

8'1" x 3'9" (2.46m x 1.14m)

This three piece white suite comprises a low level push button wc, vanity wash hand basin with mixer tap, extractor fan, double shower enclosure with thermostatic mixer tap, chrome heated towel rail, ceramic tiled floor, part tiled walls and a uPVC double glazed opaque window to front.

Bedroom Two

9'1" x 12'9" (2.77m x 3.89m)

Enjoying a uPVC double glazed window to front.

Bedroom Three

9'1" x 9'2" (2.77m x 2.79m)

Having uPVC double glazed window to the side.

Bedroom Four

7'4" x 7'4" (9'4 max) (2.24m x 2.24m (2.84m max))

Having uPVC double glazed window to front.

Family Bathroom

7'3" x 5'7" (2.21m x 1.70m)

This three piece suite comprises: a low level push button WC, wash hand basin with panel bath and further mixer shower tap, part tiles walls and ceramic tiled flooring. The bathrooms also features a chrome heated towel rail, inset downlights, extractor fan and opaque uPVC double glazed window to the rear elevation.

OUTSIDE

Private Side Garden

Enjoying a paved patio area leading to a well maintained lawn complimented by a host of flower beds and comprising a timber framed summer house and decking to the rear of the garden respectively whilst being facilitated by a water point, side gated access whilst having wall and fenced boundaries.

Rear

Benefitting from a tarmac driveway with off road parking for multiple vehicles and access to the garage.

Garage

Entered via an up and over front door and benefitting from both light and power.

Front

Well maintained front lawn, a range of flower beds edged with stone paving and accessing the front door with a canopy porch.

Management estate fees

We are advised by the vendor that the management estate fees are around £220 per year.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

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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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