



Sinclair

21 Oxford Street, Coalville, Leicestershire, LE67 3GS

£160,000

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

## Property at a glance

- Three Bedrooms
- Double Glazed
- Private Rear Garden
- Council Tax Band\*: A
- Terraced House
- Gas Central Heating
- Close To Amenities
- Price: £160,000

## Overview

This THREE BEDROOM TERRACED HOUSE coming to the market enjoying period features, high ceilings, a dining room, lounge, kitchen and bathroom to the ground floor with three good sized bedrooms to the first floor. Externally the private rear garden benefits from a sunny aspect and is ideal for entertaining. Wanting some modernising this property presents a wonderful opportunity to make this home truly theirs. 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.

Ground Floor



First Floor



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## Detailed Accommodation

### GROUND FLOOR

#### Lounge

12'0" x 13'1" (3.66m x 3.99m )

Entered via a uPVC front door with inset opaque double glazed panel having adjacent uPVC double glazed window to front with coving and a feature Adam style open fireplace with cast iron surround and tiled hearth.

#### Dining Room

13'1" x 11'8" (3.99m x 3.56m )

Having uPVC double glazed window to rear, stairs rising to the first floor, coving and access to understairs storage and a feature Adam style open fireplace (not in use) with cast iron surround and tiled hearth.

#### Kitchen

6'1" x 10'0" (1.85m x 3.05m)

Having a range of wall and base units with complimentary rolled edge worksurfaces, a four ring electric hob with extractor hood over, double electric oven and grill, sink and drainer unit with swan neck mixer tap, space and plumbing for appliances, tiled splashbacks and uPVC double glazed window to side with further uPVC door accessing the rear garden and finished in tile effect vinyl flooring.

#### Bathroom

6'1" x 5'5" (maximum 6'5") (1.85m x 1.65m (maximum 1.96m))

This three piece suite comprises a low level push button dual flush w.c, pedestal wash hand basin, panelled bath with thermostatic mixer shower over, extractor fan, tiled walls and opaque uPVC double glazed window to rear.

### FIRST FLOOR

#### Landing

Stairs rising to the first floor landing gives way to three good sized bedrooms.

#### Bedroom One

11'0" x 11'9" (3.35m x 3.58m)

Having uPVC double glazed window to front.

#### Bedroom Two

11'0" x 11'9" (3.35m x 3.58m)

Having a loft hatch and wall mounted gas fired central heating boiler, access to over stairs storage and uPVC double glazed window to rear.

#### Bedroom Three

6'9" x 11'0" (2.06m x 3.35m )

Having timber flooring and uPVC double glazed window to front.

### OUTSIDE

#### Private Rear Garden

A paved courtyard, side gated access which leads to a raised, paved patio area giving way to a well maintained lawn with part planted borders surrounded by timber feather board fence panelling hosting a range of mature shrubs and giving way to a rear pebbled garden hosting a timber shed.





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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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**

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