



Sinclair

62 Hampton Close, Coalville, Leicestershire, LE67 4DH

£195,000

01530 838338 sinclairstateagents.co.uk

Property at a glance

- 85% Market Value
- No Upward Chain
- Ground Floor WC
- Council Tax Band*: B
- Three Bedrooms
- Enclosed Rear Garden
- Cul De Sac Setting
- Price: £195,000

Overview

**** THIS PROPERTY IS BEING SOLD AT 85% MARKET VALUE **** A THREE BEDROOM END TOWN HOUSE IN HIGHLY POPULAR RESIDENTIAL NEIGHBOURHOOD AND BENEFITTING FROM PRIVATE REAR GARDEN AND FRONT PARKING ** The property comprises entrance hall, lounge, fitted dining kitchen, rear lobby, separate wc, first floor landing, three bedrooms and three piece white suite bathroom. Externally there is a private rear garden and driveway to the front. 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. 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. 31.3 sq. metres (336.4 sq. feet)



First Floor

Approx. 31.3 sq. metres (336.4 sq. feet)



Total area: approx. 62.5 sq. metres (672.8 sq. feet)

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GROUND FLOOR

Entrance hall

Entered through a timber framed front door with inset opaque double glazed panel and comprising timber effect laminate flooring and further stairs rising to the first floor.

Living Room

11'9" x 12'4" (3.58m x 3.76m)

Enjoying a UPVC double glazing window to front with access to the understairs storage and giving way to the kitchen/diner.

Kitchen/Diner

11'9" x 9'11" (3.58m x 3.02m)

Inclusive of a range of wall and base units; a complimentary rolled edge work surface, a four ring electric hob with electric oven and grill with an extractor hood over and a sink and drainer unit with tiled splashbacks, wall mounted central heating boiler and also offering space and plumbing for multiple appliances and finished in timber effect laminate flooring with UPVC double glazed window to rear.

Rear Lobby

Enjoying continued timber effect laminate flooring from the kitchen/diner and having a timber framed door with inset opaque double glazed panel accessing the private rear garden and giving way to the guest cloakroom.

Guest Cloakroom

Comprising a low level push button WC, wall mounted wash hand basin with tiled splashback, extractor fan and continued timber effect laminate from the rear lobby.

FIRST FLOOR

Landing

Stairs ascending the first floor landing give way to three good sized bedrooms and the family bathroom and comprise a loft hatch and further access to an airing cupboard which in turn hosts the hot water cylinder.

Bedroom One

8'6" x 11'2" (2.59m x 3.40m)

Having UPVC double glazed window to rear.

Bedroom Two

8'6" x 9'5" (2.59m x 2.87m)

Having UPVC double glazed window to front.

Bedroom Three

6'7" x 7'5" (2.01m x 2.26m)

Having UPVC double glazed window to rear.

Bathroom

6'7" x 5'6" (2.01m x 1.68m)

This three piece white suite comprises a low level, push button WC, wash hand basin with mixer taps, panel bath with mixer tap and overhead shower, having part ceramic tiled walls, tiled effect vinyl flooring and opaque UPVC double glazed window to front with a shaver point and extractor fan.

OUTSIDE

Private Rear Garden

Enjoying a paved patio area, timber shed and an astroturfed area which in turn is facilitated by rear gated access and surrounded by timber closed board fence panelling.

Front

A tarmacadam driveway offers off road parking for multiple vehicles and is edged with shingle and an array of planted boarders and sits adjacent to the canopy porch with adjacent wall mounted lighting with paved walkway accessing the front door.



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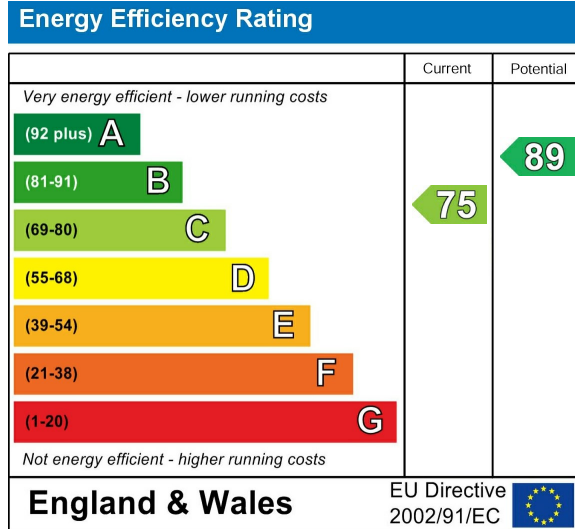
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These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make 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

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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?
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3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk