



Sinclair



35 Cave Crescent, Coalville, Leicestershire, LE67 4AT

£299,950

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Property at a glance

- Detached House
- Three Storeys
- En-suite Shower Room
- Council Tax Band*: D
- Four Double Bedrooms
- Converted Garage/Gym
- Popular Location
- Price: £299,950

Overview

This FOUR DOUBLE BEDROOM DETACHED FAMILY HOME comes to the market set offer THREE STOREYS and offers a wealth of internal accommodation ideal for a growing family whilst occupying a popular location within close proximity to transport links. Boasting features such as an en-suite shower room, open plan kitchen diner, ground floor WC and converted detached garage/home office/gym, the property has a little bit for everyone. 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).



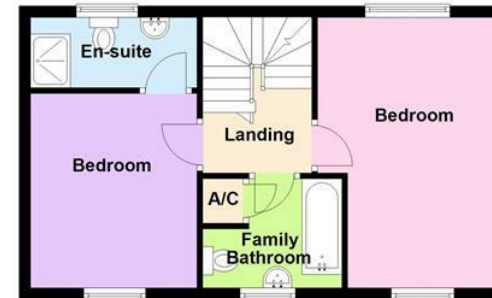
** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

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Ground Floor
Approx. 39.2 sq. metres (421.7 sq. feet)



First Floor
Approx. 38.9 sq. metres (418.9 sq. feet)



Second Floor
Approx. 35.2 sq. metres (378.8 sq. feet)



Total area: approx. 113.3 sq. metres (1219.4 sq. feet)

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GROUND FLOOR

Entrance Hall

Entered through a composite front door and comprising tile effect vinyl flooring, stairs rising to the first floor and granting access to under stairs storage.

Kitchen Diner

9'7" x 15'7" (2.92m x 4.75m)

Inclusive of a range of wall and base units, a four ring gas hob with extractor hood over, electric oven and grill, sink and drainer unit with further tiled splashbacks. The kitchen also benefits from space and plumbing for multiple appliances, a dual aspect via a uPVC double glazed window to front and rear and having tile effect vinyl flooring.

Guest Cloakroom

Enjoying continued tile effect vinyl flooring from the entrance hall and comprising a low level push button WC, pedestal wash hand basin with mono block mixer tap, tiled splashbacks and an opaque uPVC double glazed window to front.

Lounge

10'11" x 18'0" (3.33m x 5.49m)

Enjoying a uPVC double glazed bay window to front and having further uPVC framed french doors accessing the rear garden.

FIRST FLOOR LANDING

Bedroom One

9'7" x 11'2" (2.92m x 3.40m)

Having uPVC double glazed window to front.

En-suite Shower Room

9'7" x 4'3" (2.92m x 1.30m)

This three piece white suite comprises a low level push button WC, pedestal wash hand basin with mono block mixer tap, tiled splashback, ceramic tiled flooring, a shower enclosure with thermostatic bar mixer shower tap and having an extractor fan.

Bedroom Two

10'1" x 15'7" (3.07m x 4.75m)

Benefitting from a dual aspect with uPVC double glazed windows to front and rear.

Family Bathroom

8'0" x 6'3" (2.44m x 1.91m)

This three piece suite comprises a low level push button WC, pedestal wash hand basin with mono block mixer tap, panel bath with hand held mixer shower tap and tiled

splashbacks with further extractor fan, opaque uPVC double glazed window to front, ceramic tiled flooring and having an airing cupboard.

SECOND FLOOR

Landing

Stairs rising to the second floor landing give way to bedrooms three and four and in turn comprise a storage cupboard.

Bedroom Three

9'7" x 13'7" (into bay) (2.92m x 4.14m (into bay))

Having uPVC double glazed window to front.

Bedroom Four

10'0" x 13'3" (into bay) (3.05m x 4.04m (into bay))

Having uPVC double glazed window to front.

OUTSIDE

Private Rear Garden

A paved seating area complimented by a well maintained lawn and facilitated by side gated access and surrounded by timber closed board fence panelling enjoys a soft play area with raised timber decking beneath a timber framed pergola which in turn is complimented by an external power point and water point respectively.

Converted Garage/Potential Home Office

10'0" x 7'2" (3.05m x 2.18m)

Entered via a uPVC opaque door accessible from the garden and comprising timber effect laminate flooring, inset downlights and loft hatch whilst granting access to the gym room.

Gym Room

10'0" x 12'0" (3.05m x 3.66m)

Enjoying continued timber effect laminate flooring, inset down lights and coving.

Front

A tandem tarmac driveway offers off road parking for multiple vehicles and sits adjacent to a well maintained lawn which in turn is bisected by a paved walkway facilitating access to the front door beneath a canopy porch and complimented by stone shingled flower beds.

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Energy Efficiency Rating

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