



# Sinclair

Sinclair  
01530 838338  
FOR SALE

82 Northfield Drive, Coalville, Leicestershire, LE67 4RD

£235,000

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

## Property at a glance

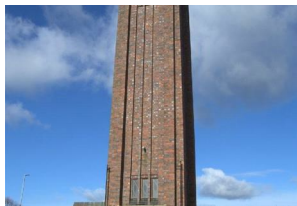
- No Upward Chain
- Semi-Detached House
- 25'1" Lounge
- Council Tax Band\*: B
- Three Double Bedrooms
- Utility Room
- Close To Local Amenities
- Price: £235,000

## Overview

\*\*\*OFFERED WITH NO UPWARD CHAIN\*\*\* This THREE BEDROOM SEMI-DETACHED FAMILY HOME comes to the market offering a wealth of internal accommodation which in brief comprises entrance hall, 25'1" lounge, ground floor WC, utility room, kitchen/diner, stairs rising to the first floor landing gives way to THREE DOUBLE bedrooms and a family bathroom whilst the rear garden benefits from a sunny aspect and is complimented by a well adorned frontage, ideal for potential off road parking. This property presents a wonderful opportunity for somebody to express themselves on this blank canvas. EPC RATING D.

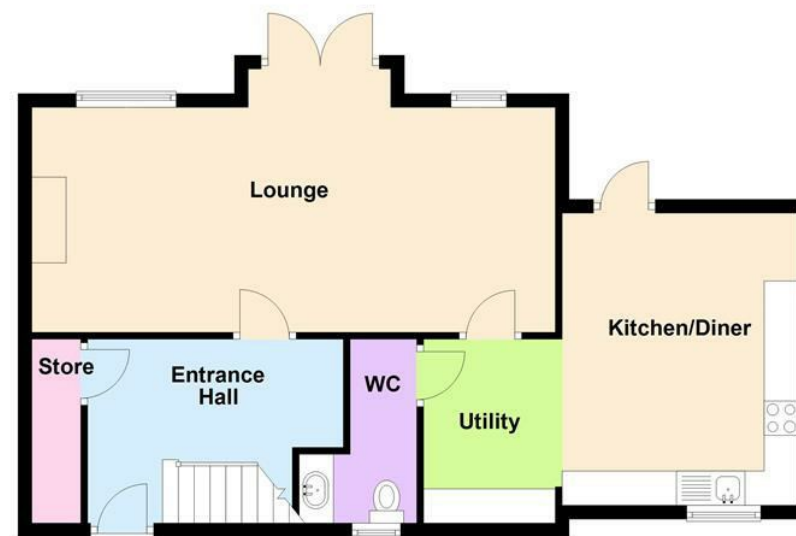
## Location\*\*

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).

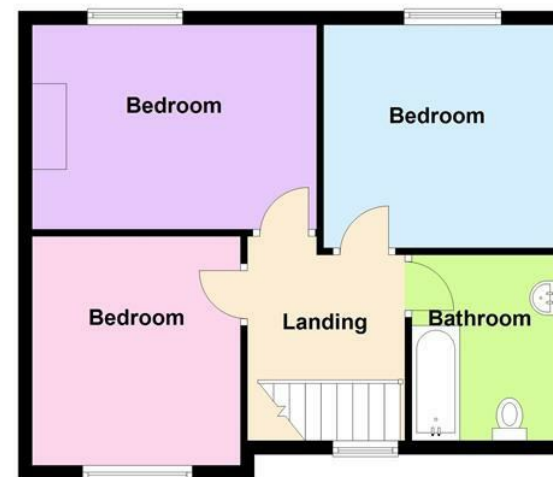


\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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## Detailed Accommodation

### GROUND FLOOR

#### Entrance Hall

Entered through a uPVC front door with inset opaque double glazed panel and comprising inset downlights, stairs rising to the first floor, timber effect vinyl flooring and access into a pantry space which in turn comprises uPVC double glazed window to front.

#### Lounge

25'1" x 12'7" (narrowing to 10'9") (7.65m x 3.84m (narrowing to 3.28m))

Benefitting from uPVC framed french doors accessing the private rear garden and flanked by uPVC double glazed windows to either side and complimented by a host of inset downlights.

#### Utility Room

6'4" x 8'10" (1.93m x 2.69m)

Having a work surface beneath which lies space and plumbing for appliances, inset downlights, uPVC double glazed window to front, timber effect vinyl flooring and opening into the kitchen/diner.

#### Kitchen/Diner

11'4" x 12'9" (3.45m x 3.89m)

Inclusive of a range of wall and base units with complimentary rolled edge work surfaces, four ring electric hob with splash screen and extractor hood over, a sink and drainer unit with splash back panelling, a double electric oven/grill and having inset downlights, a uPVC double glazed window to front, continued timber effect vinyl flooring from the utility room and a uPVC door with inset opaque double glazed panel accessing the private rear garden.

#### Ground Floor WC

Comprising a low level, push button WC, circular bowl design wash hand basin with monobloc mixer tap, continued timber effect vinyl flooring from the utility room and benefitting from an opaque uPVC double glazed window to the front.

### FIRST FLOOR

#### Landing

Stairs rising to the first floor landing give way to three double bedrooms and the family bathroom and comprise a uPVC double glazed window to front and loft hatch (with pull down ladder).

#### Bedroom One

13'8" x 9'4" (4.17m x 2.84m)

Having coving and uPVC double glazed window rear.

#### Bedroom Two

11'1" x 10'9" (3.38m x 3.28m)

Having uPVC double glazed window to rear.

#### Bedroom Three

10'0" x 10'9" (3.05m x 3.28m)

Having uPVC double glazed window to front.

#### Bathroom

6'7" x 8'4" (2.01m x 2.54m)

This three piece suite comprises a low level, push button WC, pedestal wash hand basin with monobloc mixer tap, panelled bath with part tiled walls, tile effect vinyl flooring and having an opaque uPVC double glazed window to rear.

### OUTSIDE

#### Private Rear Garden

Enjoying a sunny aspect, the garden benefits from a large lawn surrounded by timber feather and closed board fence panelling and having a rear paved patio area partitioned by raised timber sleeper and hosting a steel garden shed.

#### Front

A gravelled frontage, for low maintenance, encompasses the entirety of the front of the property which provides potential for off road parking subject to the necessary planning permissions.

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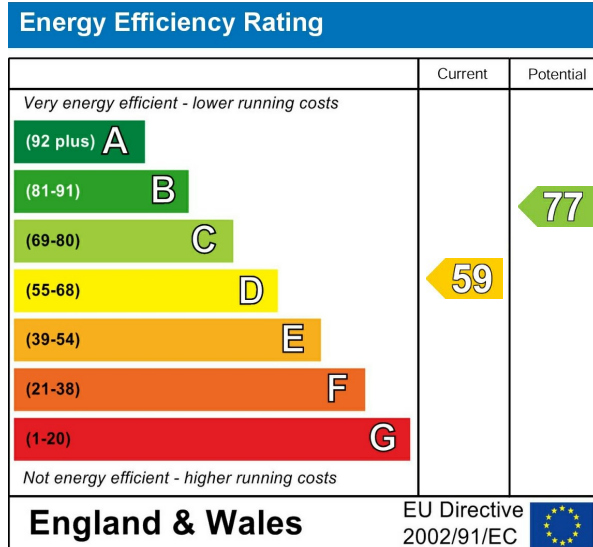
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These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make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

\*\* 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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**Sinclair**

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