



108 London Road, Coalville, Leicestershire, LE67 3JD

£330,000

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Property at a glance

- Period Property
- Integrated Garage
- Landscaped Rear Garden
- Council Tax Band*: B
- Two Reception Rooms
- En-Suite Shower Room
- Three Storeys
- Price: £330,000

Overview

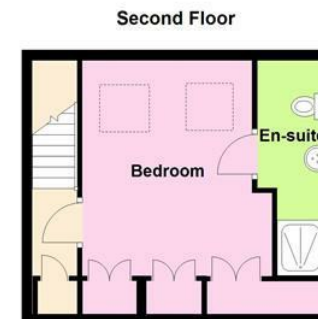
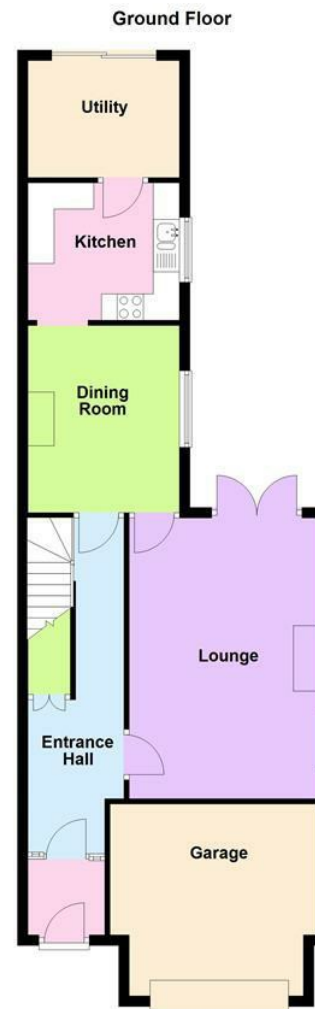
* PERIOD PROPERTY * This FOUR BEDROOM SEMI-DETACHED FAMILY HOME circa 1600 square feet set over THREE STOREYS comes to the market offering a wealth of internal accommodation and even benefits from off road parking and integral garage. This must see family home is more than meets the eye, offering a ground floor lounge, dining room, kitchen and utility room with stairs rising to the first floor giving way to three bedrooms, study, separate w.c and family bathroom and further stairs ascending the second floor comprising the master bedroom with en-suite shower room. Externally the property enjoys a landscaped rear garden and offers off road parking to front. Early viewing comes highly advised in order to avoid disappointment. 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.



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Detailed Accommodation

GROUND FLOOR

Entrance Porch

Entered through a composite front door with inset opaque double glazed panel and comprising a quarry tiled floor.

Entrance Hall

Featuring a host of decorative floor tiles, complimented by arched coving, high skirting boards, inset downlights and having stairs rising to the first floor and further access to under stairs storage.

Lounge

11'4" x 17'7" (3.45m x 5.36m)

Enjoying uPVC double glazed French doors accessing the private rear garden with further opaque uPVC double glazed window to side, solid timber flooring, coving and a gas fireplace with brick surround and hearth.

Dining Room

10'0" x 11'9" (3.05m x 3.58m)

Enjoying a feature recess fireplace (not in use), coving, a uPVC double glazed window to side and accessing the kitchen.

Kitchen

9'9" x 8'7" (2.97m x 2.62m)

Inclusive of a range of wall and base units, a one and a half bowl sink and drainer unit, freestanding cooker with gas hob, space and plumbing for appliances, with part tiled walls, uPVC double glazed window to side, tile effect vinyl flooring, coving and giving way to the utility room.

Utility Room

9'6" x 7'4" (2.90m x 2.24m)

Enjoying uPVC patio doors to rear.

FIRST FLOOR

Landing

Stairs ascending the first floor landing give way to the entire first floor accommodation and comprise an arch and further stairs rising to the second floor.

Bedroom Four

10'0" x 8'8" (3.05m x 2.64m)

Enjoying a uPVC double glazed window to rear, airing cupboard housing the hot water cylinder and central heating boiler, with timber effect laminate flooring.

Bathroom

8'4" x 6'2" (2.54m x 1.88m)

A three piece suite comprises a low level push button w.c, pedestal wash hand basin with monobloc mixer tap, panel bath with splash screen and a thermostatic mixer shower over, part tiled walls, vinyl flooring, heated towel rail and opaque uPVC double glazed window to side.

W.C

This cloakroom comprises a low level w.c, pedestal wash hand basin, tiled splashbacks, vinyl flooring and opaque uPVC double glazed window to side.

Bedroom Three

11'5" x 13'9" (3.48m x 4.19m)

Having coving and uPVC double glazed window to rear.

Bedroom Two

12'9" x 14'8" (3.89m x 4.47m)

Having uPVC double glazed window to front and coving.

Study/Dressing Room

4'3" x 10'7" (1.30m x 3.23m)

Having timber effect laminate flooring and uPVC double glazed window to front.

SECOND FLOOR

Landing

Enjoying an exposed timber beam, eaves storage and accessing bedroom one.

Bedroom One

10'6" (narrowing to 9'3") x 14'6" (3.20m (narrowing to 2.82m) x 4.42m)

Enjoying three separate double wardrobes, access to eaves storage, inset downlights, loft hatch and having two Velux windows to rear.

En-Suite

3'7" x 13'6" (1.09m x 4.11m)

This three piece suite comprises a low level push button w.c, wall mounted wash hand basin with tiled splashbacks, a shower enclosure with thermostatic bar mixer waterfall tap, chrome heated towel rail, vinyl flooring, inset downlighting.

OUTSIDE

Private Rear Garden

Entered via side gated access and surrounded by timber close board fence panelling whilst comprising Indian flag stone paved patio area with stone shingled edging, giving way to a well maintained lawn edged with a range of flowerbeds, shrubs and trees and facilitated by a water point and hosting a brick store and timber shed respectively.

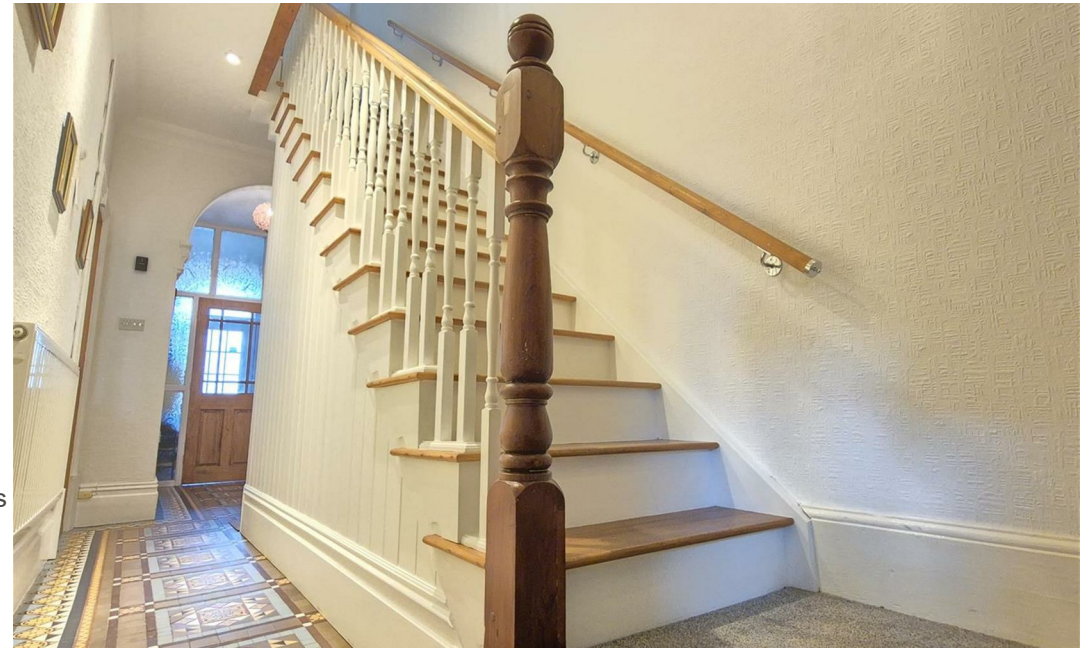
Front of Property

A tarmacadam driveway offers off road parking for multiple vehicles and granting access to both the garage and front door respectively the latter via a quarry tiled porch.

Garage

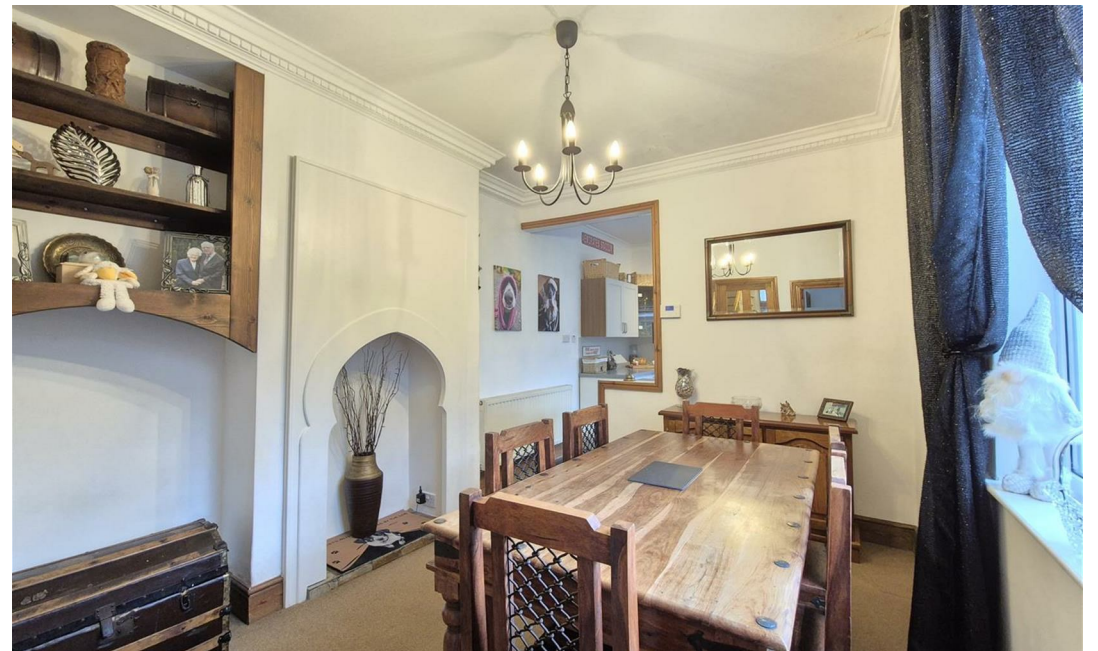
13'7" x 18'0" (narrowing to 14'8") (4.14m x 5.49m (narrowing to 4.47m))

Benefitting from both light and power and entered via an up and over door to front.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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.

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