



# Sinclair

13 Owen Street, Coalville, Leicestershire, LE67 3DB

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Offers In The Region Of  
£150,000

## Property at a glance

- No Upward Chain
- Three Bedrooms
- Period Features
- Council Tax Band\*: A
- In Need Of Modernising
- Central Location
- 16'2" Kitchen
- Price: £150,000

## Overview

\*\*\*OFFERED WITH NO UPWARD CHAIN\*\*\* This THREE BEDROOM TERRACE HOUSE comes to the market having enjoyed a REAR EXTENSION and occupies a centre of town location in the popular commuter town of Coalville. In brief the property enjoys an entrance porch which in turn gives way to an entrance hall, dining room, lounge, 16'2" kitchen and family bathroom. Stairs rising to the first floor landing gives way to three good sized bedrooms and to the outside a private rear garden enjoys a sunny aspect. In need of modernising this family home presents a fantastic opportunity. EPC RATING E.

## 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 Porch

Entered through a uPVC front door and giving way to the entrance hall.

#### Entrance Hall

Enjoying coving and having stairs rising to the first floor whilst granting access to the dining room.

#### Dining Room

10'1" x 11'9" (3.07m x 3.58m)

Having uPVC double glazed window to the front, coving and granting access to the lounge via a double timber framed, single glazed multipaned set of doors.

#### Lounge

10'7" x 12'0" (3.23m x 3.66m)

Enjoying an Adam style fireplace with a gas inset living flame, access to understairs storage and having uPVC double glazed window to the rear.

#### Kitchen

7'5" x 16'2" (2.26m x 4.93m)

Enjoying a range of rolled edge work surfaces with a host of wall and base units and further comprising a sink and drainer unit, electric oven/grill, four ring electric hob, part tiled walls, ceramic tiled flooring, space and plumbing for multiple appliances, a uPVC door offering access to the rear garden and benefitting from two uPVC double glazed windows to the side.

#### Bathroom

7'3" x 8'8" (2.21m x 2.64m)

This three piece suite comprises a low level wc, pedestal wash hand basin, panelled bath, opaque uPVC double glazed window to rear, an airing cupboard, shaver point, ceramic tiled flooring and part tiled walls.

### FIRST FLOOR

#### Landing

Stairs rising to the first floor landing give way to three good sized bedrooms and offer an overstairs storage and timber effect laminate flooring.

#### Bedroom One

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

Featuring a host of fitted wardrobes and having a bed enclosure offering further storage. The bedroom enjoys a uPVC double glazed window to the front and timber effect laminate flooring.

#### Bedroom Two

8'0" x 11'9" (2.44m x 3.58m)

Comprising a concealed gas fired central heating boiler within one of the two double fitted wardrobes and having uPVC double glazed window to the rear.

#### Bedroom Three

7'5" x 9'9" (2.26m x 2.97m)

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

### OUTSIDE

#### Private Rear Garden

Entered via a side gated access and comprising an area of paving which in turn gives way to a well maintained lawn facilitated by a water point and having a further paved patio to the rear of the garden beyond a well maintained lawn which in turn sits adjacent to a timber shed.

#### Front

Having small walled foregarden with gate and pathway to the front door.

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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>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</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

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\* 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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