



# Sinclair

17 Nelson Fields, Coalville, Leicestershire, LE67 4DY

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

Offers In Excess Of  
£400,000



## Property at a glance

- No Upward Chain
- En-Suite
- Detached Bungalow
- Council Tax Band\*: D
- Three Double Bedrooms
- Conservatory
- Garage
- Price: £400,000

## Overview

**\*\*OFFERED WITH NO UPWARD CHAIN\*\*** This THREE BEDROOM DETACHED BUNGALOW COMES TO THE MARKET OCCUPYING A DESIRABLE CORNER PLOT WITHIN THE POPULAR COMMUTOR TOWN OF COALVILLE. In brief the property enjoys a dining kitchen, utility room, L shaped lounge/diner, conservatory, shower room, three double bedrooms and the en-suite shower room respectively. Externally the property enjoys an integral garage and ample garden to rear and generous frontage to accommodate multiple off road vehicles'. Early viewings come highly advised to avoid disappointment. 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



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## GROUND FLOOR

### Entrance Porch

Entered through a timber framed front door with inset double glazed panel, having an adjacent timber double glazed window to side and comprising ceramic tiled flooring, dado rail, coving and giving way to the entrance hall.

### Entrance Hall

Comprising a loft hatch, dado rail, coving, wall lighting and storage cabinet.

### Bedroom Three

9'4" x 6'0" (to fitted wardrobes) (2.84m x 1.83m (to fitted wardrobes))

Enjoying a timber framed double glazed window to side, a range of fitted wardrobes, dado rail and coving.

### Bedroom Two

11'2" x 9'4" (3.40m x 2.84m )

Having a timber framed double glazed window to front, fitted bed enclosure with dresser unit, coving, dado rail and wall lighting.

### Bedroom One

10'3" x 12'5" (3.12m x 3.78m )

Enjoying a timber framed double glazed window to front, a range of fitted wardrobes and further bed enclosure, dado rail, coving and granting access to the en-suite.

### En-Suite

This three piece suite comprises a low level push button w.c, vanity wash hand basin with wall mounted mirror, ceramic tiled walls and flooring, shower enclosure with electric mixer shower, inset downlights, coving, extractor fan and having a timber framed double glazed window to side.

### Dining Kitchen

7'8" x 16'4" (2.34m x 4.98m)

Inclusive of a range of wall and base units, a four ring electric hob with extractor hood over, a one and a half bowl sink and drainer unit, a double electric oven/grill with further integrated dishwasher and fridge respectively. Other benefits include ceramic tiled flooring, coving, under cabinet lighting, a fitted water softener, a timber framed double glazed window to front.

### Utility Room

6'5" x 7'0" (1.96m x 2.13m )

Comprising ceramic tiled flooring, space and plumbing for appliances, coving and a timber framed door to the rear accessing the private rear garden.

### Shower Room

6'3" x 8'3" (1.91m x 2.51m )

This three piece suite comprises a low level push button w.c, vanity wash hand basin with monobloc mixer tap, double walk in shower enclosure with thermostatic mixer shower with further hand held washer, a shaver point and inset downlights. Further benefits include extractor fan, timber framed opaque double glazed window to side, heated towel rail and ceramic tiled flooring and walls.

### L Shaped Lounge/Diner

22'0" (maximum) x 22'5" (maximum) (6.71m (maximum) x 6.83m (maximum) )

Enjoying a ceiling rose, coving, dado rail, timber framed double glazed window to rear with electric fireplace mounted on an Adam style surround with marble hearth and double glazed patio doors to the conservatory.

### Conservatory

11'2" x 14'0" (3.40m x 4.27m )

Being of timber framed double glazed construction, enjoying ceramic tiled flooring, wall lighting a bungalow style pitched roof and enjoying French doors accessing the private rear garden.

## OUTSIDE

### Private Rear Garden

Enjoying a sunny aspect and comprising a block paved patio area facilitated by wall lighting and water point, with a well maintained lawn with paved walkway to a stone shingled potting garden with adjacent range of mature shrubs surrounded by timber closed board fence panelling.

### Front

Having a block paved driveway offering off road parking for multiple vehicles complimented by a Sheffield style cast iron lamp post, stone shingled planted area, a range of shrubs and partially surrounded by timber close board fence panelling.

### Integral Garage

8'5" x 18'5" (2.57m x 5.61m )

Entered via an up and over front door, and having timber framed door to rear with adjacent timber framed double glazed window whilst comprising both light and power.

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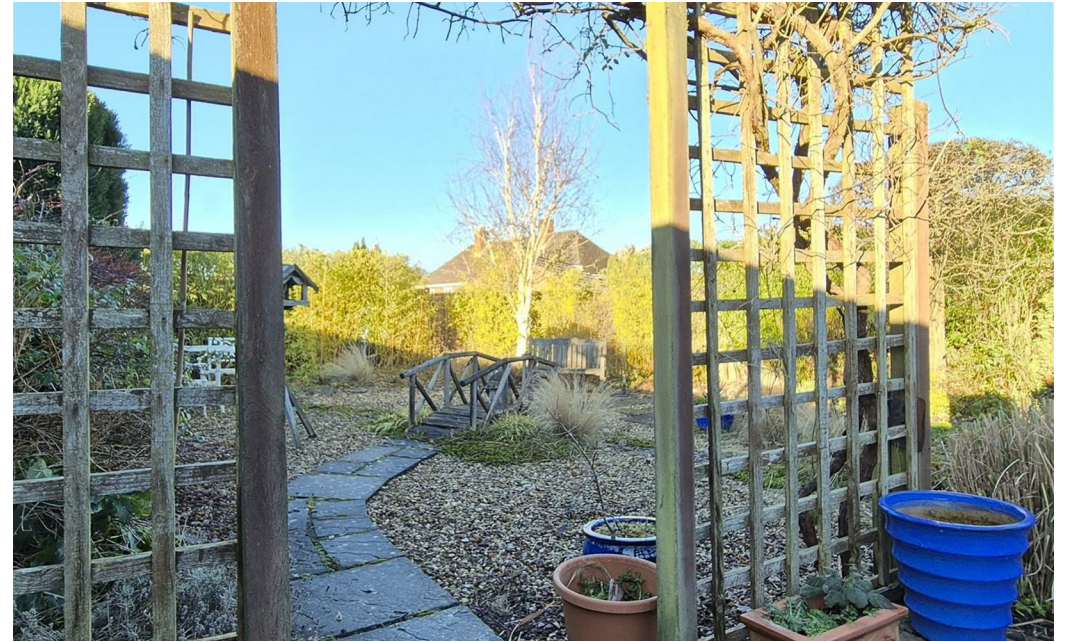




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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</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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