



Sinclair

32 Staples Drive, Coalville, Leicestershire, LE67 4GB

£230,000

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Property at a glance

- Three Bedrooms
- Fitted Kitchen
- Gardens
- Council Tax Band*: C
- Spacious Living Room
- En-Suite & Family Bathroom
- Long Driveway & Garage
- Price: £230,000

Overview

**** ! MOTIVATED SELLERS ! ** THREE BEDROOM SEMI-DETACHED HOUSE LOCATED THE EDGE OF COALVILLE ** EPC RATING C.** In brief the property comprises entrance hall with cloakroom/wc, fitted breakfast kitchen and spacious living room all located on the ground floor. Stairs to the first floor offers three bedrooms including an en-suite and a contemporary three piece family bathroom. Externally the property offers a rear garden along with driveway parking for multiple vehicles located behind the property. There is also access to a single garage. Additional benefits include double glazing and gas central heating.

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/42 motorways which enable swift and easy to the cities of the East and West Midlands as well as London and the North. The town 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(J22) A/M42 (J13)

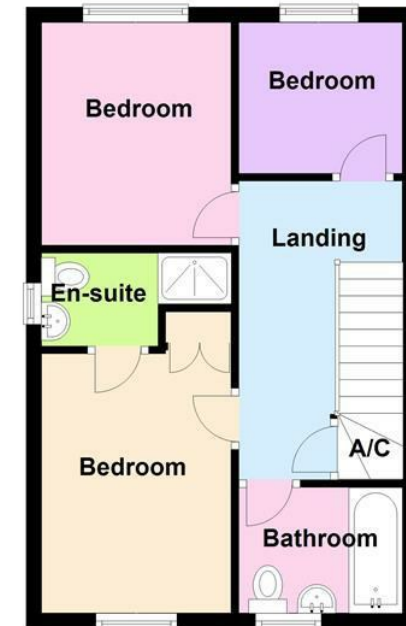


** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Has double glazed access door, staircase rising to the first floor and access to...

Cloakroom/Wc

Consisting of Wc and wash hand basin with tiled splashback and radiator.

Kitchen

11'1" x 8'4" (3.38m x 2.54m)

Having a range of modern wall and base units, stainless steel sink and drainer with mixer tap, tiled flooring and splashbacks and a full range of integrated appliances which include single oven and grill with a four ring gas hob and extractor hood, integrated dishwasher, integrated washer/dryer, double glazed window with fitted Venetian blind and radiator.

Living Room

15'6" x 13'11" (4.72m x 4.24m)

Having two radiators, double glazed window along with double glazed door giving access to garden and side panel double glazed window.

FIRST FLOOR

Landing

Stairs to the first floor landing offer access to all rooms.

Bedroom One

11'1" x 9'2" (3.38m x 2.79m)

Having double glazed window, radiator, television point and built in wardrobe with hanging and overhead storage. Access to the en-suite.

En-Suite

Consisting of a three piece suite comprising shower unit, Wc and wash hand basin, shaver socket, extractor fan, ceiling spotlights and double glazed opaque window.

Bedroom Two

9'7" x 8'2" (2.92m x 2.49m)

Having double glazed window and radiator.

Bedroom Three

7'7" x 6'6" (2.31m x 1.98m)

With double glazed window and radiator.

Family Bathroom

Consists of a three piece white suite comprising panelled bath, Wc and wash hand basin, partly tiled walls and double glazed opaque window and radiator.

OUTSIDE

Rear Garden

The rear garden is facilitated by a rear garden gate and surrounded by a combination of both timber close and feather board fence panelling. Benefitting from a sunny aspect, the rear garden enjoys a well-maintained lawn and a paved patio with block edging.

Tarmacadam Driveway

The tarmacadam driveway provides off road parking for multiple vehicles leading to a single garage.

Single Garage

18'2" x 8'7" (5.54m x 2.62m)

With single up and over access door, light and power supply and independent alarm system.

Front

The front of the property comprises a small courtyard which is gravelled with planted shrubs and wrought iron gate access.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B	78	
(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

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Thinking of Selling?

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