



Sinclair

59 John Cooper Way, Coalville, Leicestershire, LE67 4AP

01530 838338 sinclairestateagents.co.uk

Offers In Excess Of
£367,500

Property at a glance

- Home Bar
- Corner Plot
- En-Suite
- Council Tax Band*: D
- Four Bedrooms
- Detached House
- Detached Garage
- Price: £367,500

Overview

**** OFFERED WITH NO UPWARD CHAIN **** This **FOUR BEDROOM DETACHED FAMILY HOME** comes to the market occupying a **CORNER PLOT**, a **MODERN KITCHEN WITH 7 YEAR GUARANTEE** and featuring a landscaped rear garden complete with home bar and ***HOT TUB ENCLOSURE***. In brief the property comprises two ground floor reception rooms, ground floor w.c and kitchen /diner, with stairs rising to the first floor landing giving way to four good sized bedrooms including the en-suite shower room and family bathroom respectively. The property also features a detached garage and offers ample off road parking. EPC RATING B.

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. The town has an estimated population of 33,000 (2003) and 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(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.



59 John Cooper Way, Coalville, Leicestershire, LE67 4AP

Sinclair

Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a composite front door with inset opaque double glazed panel and having an adjacent uPVC double glazed window to front whilst comprising timber effect laminate flooring. Further uPVC double glazed window to rear, stairs rising to the first floor and access to under stairs storage.

Guest Cloakroom

Comprising a low level push button w.c with continued timber effect laminate flooring from the entrance hall, pedestal wash hand basin with monobloc mixer tap, having tiled splash backs and extractor fan.

Dining Room

8'6" x 11'0" (2.59m x 3.35m)

Benefitting from a dual aspect with uPVC double glazed windows to both front and side and having continued timber effect laminate flooring from the entrance hall.

Lounge

12'6" x 14'7" (3.81m x 4.45m)

Enjoying a wall hung electric effect fireplace, two uPVC double glazed windows to front, uPVC framed French doors accessing the private, landscaped rear garden and having timber effect laminate flooring.

Kitchen/Diner (7 year guarantee)

11'7" x 16'4" (3.53m x 4.98m)

Inclusive of an attractive range of wall and base units with complimentary rolled edge worksurfaces, a one and a half bowl sink and drainer unit, four ring gas hob with splash screen and extractor hood over, a double electric oven/grill, further integrated fridge/freezer, dishwasher and washing machine irrespectively. Other benefits include space and plumbing for further appliances. plinth lighting, inset downlights. electric under floor heating, ceramic flooring and benefitting from a dual aspect with uPVC double glazed windows to side and rear and uPVC French doors accessing the private landscaped rear garden.

FIRST FLOOR

Landing

Stairs ascending the first floor landing gives way to four good sized bedrooms including the family bathroom and en-suite respectively and comprise a loft hatch, airing cupboard and uPVC double glazed window to rear.

Bedroom One

11'10" x 8'3" (3.61m x 2.51m)

Having uPVC double glazed window to front.

En-Suite

5'8" x 6'0" (1.73m x 1.83m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with monobloc mixer tap, tiled splash backs and a corner shower enclosure with thermostatic bar mixer shower tap having part ceramic tiled walls and ceramic tiled flooring, extractor fan, shaving point and an opaque uPVC double glazed window to rear.

Bedroom Two

11'8" x 11'5" (3.56m x 3.48m)

Enjoying two uPVC double glazed windows to either side and a further uPVC double glazed window to rear.

Bedroom Three

8'7" x 11'4" (2.62m x 3.45m)

Having uPVC double glazed windows to front and side.

Bedroom Four

5'6" x 11'4" (1.68m x 3.45m)

Benefitting from access to over stairs storage and having uPVC double glazed window to front.

Family Bathroom

6'9" x 8'4" (2.06m x 2.54m)

This three piece white suite comprises a low level push button w.c, pedestal wash hand basin with monobloc mixer tap, panel bath with splash screen with electric power shower over, ceramic tiled flooring and tiling to splash prone areas, extractor fan, chrome heated towel rail and an opaque uPVC double glazed window to rear.

OUTSIDE

Private Landscaped Rear Garden

Entered via a side gate with timber close board and part brick wall surround, the rear garden is facilitated by a host of external power points, wall lights, water point and comprises an expertly laid porcelain patio area beneath an aluminium framed pergola with inset adjustable wind and sun blind and further attachable electric heater. The patio area is edged with a combination of Breedon Stone and other stone shingled edging leading to an artificial lawn which is in turn enclosed by part picket fencing part glazed partition which in turn compliments a sunken hot tub enclosure via an area of composite decking with inset plinth lighting.

Flamingo Bar & Spa

This home bar, eclectically appointed by the current vendors offers a retreat from the elements in a cosy environment facilitated by light, power CAT 5 ethernet connectivity and is entered via a double timber front door with adjacent timber framed single glazing.

Detached Garage

10'5" x 20'3" (3.18m x 6.17m)

Entered via an up and over front door and having both light and power with a composite rear door for personnel use.

Front

A tandem tarmacadam driveway offers off road parking for multiple vehicles whilst a planted frontage, home to privet hedging and partitioned by a porcelain walkway accessing the front door beneath a canopy porch and facilitated by wall mounted lantern style lights.

Management Estate Fees

We are advised that the management estate fees are approx. £20.75 pcm (£250 per yearly).





59 John Cooper Way, Coalville, Leicestershire, LE67 4AP

Sinclair



59 John Cooper Way, Coalville, Leicestershire, LE67 4AP

Sinclair



59 John Cooper Way, Coalville, Leicestershire, LE67 4AP





59 John Cooper Way, Coalville, Leicestershire, LE67 4AP

Sinclair



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

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.

Referral Fee Disclosure

A client may wish to instruct us about a related service. Sinclair does offer such services to purchasers and sellers including the following; the provision of financial services, surveyors and solicitors. Where this occurs, Sinclair or its employees may receive a fee. Any commission or other income earned by Sinclair while carrying out our duties as agent for sale of the property, for example by , will be retained by Sinclair. Full details can be found at www.sinclairestateagents.co.uk/referral-fee-disclosure

Sinclair

Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01530 838338



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk