



Sinclair

12 Dayton Close, Coalville, Leicestershire, LE67 3RG

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Offers In Excess Of
£220,000

Property at a glance

- No Upward Chain
- Three Bedrooms
- Open Plan Kitchen/Diner
- Council Tax Band*: B
- Semi-Detached House
- Garage
- Cul-De-Sac Location
- Price: £220,000

Overview

This THREE BEDROOM SEMI- DETACHED FAMILY HOME comes to the market OFFERED WITH NO UPWARD CHAIN. At a glance the property comprises a 16" lounge and open plan kitchen/diner to the ground floor with stairs rising to the first floor landing giving way to three bedrooms and the family bathroom respectively. Externally the property enjoys a good sized rear garden and a garage whilst also providing off road parking to the front of the property for multiple vehicles. An 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 Hall

Entered through a uPVC composite front door with inset opaque double glazed panel and comprising timber effect laminate flooring and stairs rising to the first floor.

Lounge

9'7" (widening to 10'2") x 16'0" (2.92m (widening to 3.10m) x 4.88m)

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

Kitchen/Diner

13'7" x 9'10" (4.14m x 3.00m)

Inclusive of a modern range of wall and base units, a sink and drainer unit with mixer tap, a four ring gas hob with extractor hood over, electric oven/grill, space and planning for multiple appliances, tiled splashbacks and timber effect vinyl flooring, access to understairs storage, a uPVC double glazed window to rear and a uPVC double glazed composite rear door with inset opaque double glazed panel accessing the private rear garden.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to three bedrooms and the family bathroom and comprise a loft hatch and over stairs storage housing the hot water cylinder.

Bedroom One

11'7" (to fitted wardrobe) x 9'3" (3.53m (to fitted wardrobe) x 2.82m)

Enjoying three double fitted wardrobes and a uPVC double glazed window to rear.

Bedroom Two

6'10" x 10'0" (2.08m x 3.05m)

Having uPVC double glazed window to front.

Bedroom Three

7'0" x 7'10" (2.13m x 2.39m)

Having uPVC double glazed window to front.

Family Bathroom

6'9" x 5'7" (2.06m x 1.70m)

This three piece white suite comprises a low level push button w.c, a pedestal wash hand basin with monobloc mixer tap, P shaped bath with splash screen and thermostatic mixer waterfall shower over, having part ceramic tiled walls, non slip flooring, extractor fan, heated towel rail and opaque uPVC double glazed window to side.

OUTSIDE

Private Rear Garden

Enjoying a paved patio area with stone pebbled edging, facilitated by a water point and giving way to a lawn edged with timber sleepers and hosting shrubs.

Front

A block paved double driveway offers off road parking for multiple vehicles and grants access to both garage and front door beneath a canopy porch respectively.

Garage

Entered via an up and over front door with rear timber framed door and benefitting from both light and power.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	67	
(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

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Photographs

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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.

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Thinking of Selling?

For a free valuation of your property with no obligation
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