



Sinclair

3 Page Close, Coalville, Leicestershire, LE67 4GH

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Offers In The Region Of
£295,000

Property at a glance

- No Upward Chain
- Detached House
- Garage
- Council Tax Band*: D
- Four Bedrooms
- Cul-De-Sac Location
- Three Storeys
- Price: £295,000

Overview

**** OFFERED WITH NO UPWRD CHAIN**** This **FOUR BEDROOM DETACHED HOUSE** comes to the market occupying a sought after **CUL-DE-SAC** within the popular commuter town of Coalville. Set over three storeys this family home enjoys a ground floor wc, utility room and open plan kitchen/diner to the ground floor with stairs rising to the first floor giving way to the lounge, bathroom and double bedroom with further stairs accessing the second floor grants access to three further bedrooms including the en-suite shower room. Externally the property features 2024 installed exterior doors, an idyllic rear garden and ample off road parking to side in addition to a detached garage. **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.



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GROUND FLOOR

Entrance Hall

Entered through a composite front door with inset double glazed panel and comprising ceramic tiled flooring and stairs rising to the first floor.

Guest Cloakroom

Enjoying continued ceramic tiled flooring from the entrance hall, comprising a low level push button wc, a pedestal wash hand basin with tiled splashbacks and extractor fan.

Open Plan Kitchen/Diner

13'0" (narrowing to 10'4") x 22'0" (3.96m (narrowing to 3.15m) x 6.71m)

Inclusive of an attractive range of wall and base units with complimentary rolled edge work surfaces, four ring gas hob, double electric oven/grill with extractor hood over and having a one and a half bowl sink and drainer unit with tiled splashback. The kitchen also features space and plumbing for appliances, continued ceramic tiled flooring from the entrance hall which leads to 2025 fitted carpet in the dining portion of the kitchen/diner and enjoying a host of natural light with two uPVC double glazed window to rear and a further uPVC double glazed window to front.

Utility Room

5'2" x 9'0" (1.57m x 2.74m)

Enjoying continued ceramic tiled flooring from the kitchen/diner, and comprising access to understairs storage, a worksurface with a range of base units, an extractor fan, a sink and drainer unit with space and plumbing for appliances, tiled splashbacks, composite door to rear garden and wall mounted gas fired central heating boiler.

FIRST FLOOR LANDING

Lounge

19'7" x 12'2" (narrowing to 9'1") (5.97m x 3.71m (narrowing to 2.77m))

Enjoying two uPVC double glazed windows to rear.

Bathroom

8'9" x 5'8" (2.67m x 1.73m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin, tiled splashbacks, panelled bath, extractor fan, timber effect vinyl flooring and having an opaque uPVC double glazed window to front.

Bedroom Three/Playroom

10'5" x 9'5" (3.18m x 2.87m)

uPVC double glazed window to front.

SECOND FLOOR LANDING

Stairs ascending the second floor landing comprise a loft hatch and an airing cupboard which in turn houses the hot water cylinder and gives way to three good sized bedrooms including the en-suite shower room.

Bedroom One

13'0" x 12'3" (3.96m x 3.73m)

Enjoying a range of fitted wardrobes, uPVC double glazed window to rear.

En-Suite

6'5" x 9'0" (1.96m x 2.74m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with tiled splashbacks, double shower enclosure with thermostatic mixer tap, shaver point, extractor fan, timber effect vinyl flooring and an opaque uPVC double glazed window to rear.

Bedroom Two

10'5" x 9'5" (3.18m x 2.87m)

Having uPVC double glazed window to front.

Bedroom Four

8'9" x 5'8" (2.67m x 1.73m)

uPVC double glazed window to front.

OUTSIDE

Rear Garden

Enjoying a paved seating area facilitated by a side gate for access and a water point whilst being surrounded by timber close board fence panelling and comprising a range of mature shrubs and a well maintained lawn and a further block paved BBQ area to rear.

Garage

8'2" x 18'6" (2.49m x 5.64m)

Entered via an up and over front door with further uPVC side personal door and benefitting from both light and power.

Front

Benefitting from a non slip pressed resin frontage (permeable and weed proof) with block edging adjacent to a tarmac driveway, offering off road parking for multiple vehicles and sits beneath a canopy porch and facilitated by wall mounted lighting.





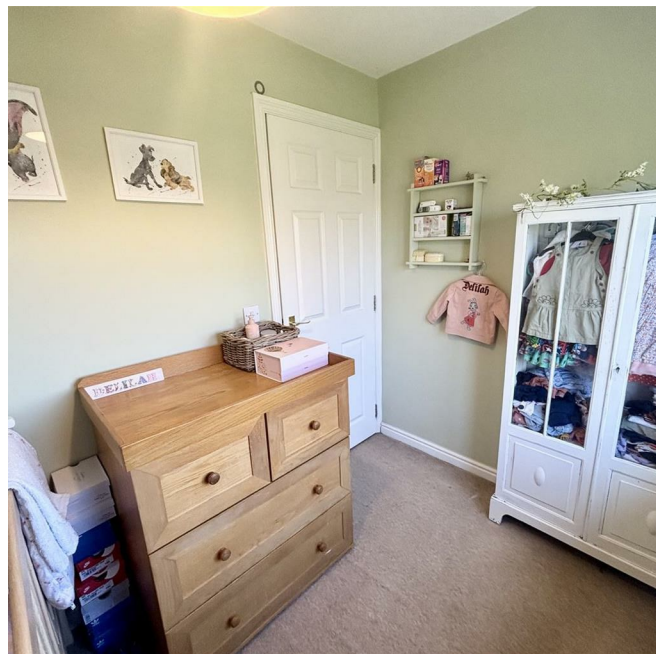






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Energy Efficiency Rating

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

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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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