



Sinclair

88a Blackwood, Coalville, Leicestershire, LE67 4RF

£325,000

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## Property at a glance

- No Upward Chain
- Ample Off-Road Parking
- Detached Bungalow
- Council Tax Band\*: E
- Excellent Potential
- Four Bedrooms
- Sought After Location
- Price: £325,000

## Overview

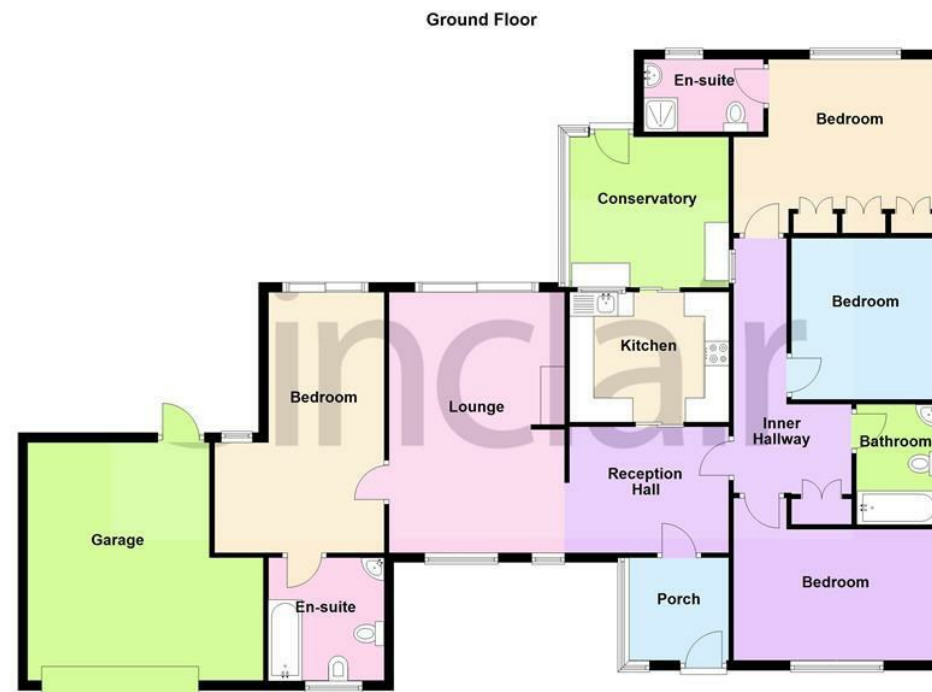
**\*OFFERED WITH NO UPWARD CHAIN\*** This FOUR BEDROOM DETACHED BUNGALOW occupying a superb position within a sought after location and in need of modernisation offers; front and rear gardens, driveway and integral garage in addition to off road parking for multiple vehicles. The detached bungalow provides a porch, reception hall, lounge, kitchen, conservatory as well as four good sized bedrooms, two en-suites and a family bathroom. 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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#### Porch

6'9 x 5'10 (2.06m x 1.78m)

Entered through an aluminium framed double glazed front door and surrounded by aluminium framed double glazed windows to the front and side elevations and further providing access to the reception hall via a timber framed door.

#### Reception Hall

11'3 x 8'7 (3.43m x 2.62m)

Entered via a timber framed door, with coving and direct access to the kitchen, inner lobby and lounge.

#### Lounge

10'9 x 17'11 (3.28m x 5.46m)

Enjoying a dual aspect with two aluminium framed double glazed windows to front and a further aluminium framed set of patio doors to the rear, coving, wall lights and a wall-mounted, gas fired fireplace (not in use).

#### Kitchen

9'10 x 8'10 (3.00m x 2.69m)

Comprising; a range of wall and base units, ceramic tiled floor, tiled splashback, electric oven with 4 ring gas hob, stainless steel sink and drainer unit, tiled worktops, double glazed window to rear.

#### Conservatory

10'10 x 10'3 (3.30m x 3.12m)

Having double glazed timber windows to side and rear, tiled floor, space for appliances.

#### Inner Hallway

Benefitting from loft access, a single glazed timber framed window into the conservatory, coving and storage cupboard housing a Worcester boiler and a hot water cylinder.

#### Bedroom

11'7 x 17'11 (3.53m x 5.46m)

Having a range of built in wardrobes, coving, double glazed aluminium framed window to rear and benefitting from an en-suite shower room.

#### En-suite

8 x 7'11 (2.44m x 2.41m)

Fitted with a three piece suite comprising a corner thermostatic shower, low level wc, a corner wash hand basin with mixer tap, double glazed opaque window to the rear and chrome heated towel rail. Other features include a ceramic tiled floor and walls.

#### Bedroom

13'11 x 9'11 (4.24m x 3.02m)

Enjoying patio doors accessing the rear garden, double glazed uPVC window to rear, coving and wall lights with access to a further en-suite bathroom.

#### En-Suite

8'2 x 4'11 (2.49m x 1.50m)

Four piece suite comprises a low level wc, corner wash hand basin with mixer tap, bidet, half bath with thermostatic shower over, ceramic tiled floors and walls, heated towel rail, double glazed uPVC opaque window to the front and extractor fan.

#### Bedroom

9'11 x 11 (3.02m x 3.35m)

Double glazed aluminium framed window to side and coving.

#### Bedroom

Double glazed aluminium framed window to the front and pendant light.

#### Family Bathroom

5'5 x 8'2 (1.65m x 2.49m)

This three piece suite comprises a corner wash hand basin with mixer tap, low level wc, panelled bath with mixer tap and thermostatic shower over, two double glazed aluminum windows to the side and heated towel rail.

#### OUTSIDE

##### Rear Garden

With a range of mature trees and shrubs, having side gate access and surrounded by timber closed board fence panelling.

##### Front

Accessed via a horseshoe tarmac driveway, edged with a host of mature shrubs and complemented by a lawned area in the centre with a selection of mature trees.

##### Garage

Accessed via an up and over garage door which also benefits from a wicket personal door, with both light and power and having a timber framed door to the rear gaining access to the rear garden.





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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>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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

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

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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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