

An aerial photograph of a white, two-story house with a dark roof and a white garage door. A silver car is parked in the driveway. The property is surrounded by large trees, some with bare branches and others with green foliage. The house is situated on a hillside with other houses visible in the background.

Sinclair

50 Greenhill Road, Coalville, Leicestershire, LE67 4RH

£480,000

01530 838338 sinclairestateagents.co.uk

Property at a glance

- No Upward Chain
- Three Separate Reception Rooms
- Large Rear Garden
- Council Tax Band*: G
- Four Double Bedrooms
- Garage/Workshop
- Character Property
- Price: £480,000

Overview

****OFFERED WITH NO UPWARD CHAIN**** Step into the charm of this exceptional 1920s family home, boasting over 2347 square feet of space ripe for modernisation and personal touch. Embrace the timeless allure of its period features, enhanced by thoughtful extensions that amplify its potential. The accommodation comprises reception hall, spacious lounge, dining room, garden room, kitchen, broom cupboard/pantry, w.c., boot room and utility/shower room to the ground floor and FOUR DOUBLE BEDROOMS with dressing room/study, en-suite and family bathroom to the first floor. A large SOUTH FACING rear garden provides the perfect space for outdoor living or further development (subject to planning), along with integral garage, workshop and driveway providing ample parking for multiple vehicles. Viewing internally is essential to fully grasp the unique possibilities this property offers. 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

Reception Hall

Entered through a timber framed front door with inset multi pane single glazed opaque panels and flanked by solid timber security shutter doors and finished in a solid timber flooring.

Cloaks Storage

Having solid timber flooring and an opaque uPVC double glazed window to side.

Larder Cupboard

Having quarry tiled flooring and an opaque uPVC double glazed window side.

Lounge

11'9" x 23'11" (3.58m x 7.29m)

Benefitting from a dual aspect with uPVC double glazed window to front and further uPVC double glazed semi circular bay to rear and complimented by coving, wall lighting and an open fireplace with brick surround and quarry tiled hearth.

Dining Room

13'8" x 11'9" (4.17m x 3.58m)

Enjoying solid timber flooring with further exposed timber beams a gas fired fireplace with quarry tiled hearth, a set of arched timber framed multi pane double opening doors flanked with adjacent timber framed single glazed windows accessing the garden room.

Garden Room

14'1" x 10'3" (4.29m x 3.12m)

Finished in solid stone flooring and comprising an oak double glazed construction benefitting from electric remote controlled blinds, light and power and having a set of solid oak framed double glazed French doors accessing the private rear garden.

Kitchen

10'9" x 11'8" (3.28m x 3.56m)

Inclusive of a range of wall and base units with complimentary rolled edge worksurfaces, a one and a half bowl sink and drainer unit, a double electric oven/grill with extractor hood over, four ring gas hob a further extraction fan, vinyl flooring and space and plumbing for appliances and having uPVC double glazed window to rear.

Side Lobby

Comprising part vinyl flooring and part solid Travertine flooring. The side lobby enjoys a uPVC framed front door with inset opaque double glazed panel and provides access to the front of the property.

Broom Cupboard/Pantry

Having wall mounted gas fired central heating boiler above a worksurface which in turn provides space for space and plumbing for appliances below and having continued flooring from the side lobby and opaque uPVC double glazed window to front.

W.C

Benefitting from continued flooring from the side lobby and comprising a low level w.c, vanity wash hand basin with tiled splashbacks and an opaque uPVC double glazed window to front.

Boot Room

8'9" x 7'8" (2.67m x 2.34m)

Benefitting from continued Travertine flooring from the side lobby providing access to both the utility/shower room and workshop respectively.

Utility/Shower Room

8'9" x 6'1" (2.67m x 1.85m)

Enjoying Travertine flooring, a shower enclosure with ceramic tiled walls, electric power shower, space and plumbing for appliances, a sink and drainer unit, opaque uPVC double glazed window to rear and uPVC framed door accessing the private rear garden.

Workshop

10'9" x 12'4" (3.28m x 3.76m)

Benefitting from uPVC double glazed window to front side and rear elevation whilst also featuring both light and power along with continued Travertine flooring from the side lobby.

FIRST FLOOR

Landing

Stairs rising to the first floor landing grant access to the entire first floor accommodation and comprise a loft hatch and airing cupboard which in turn comprises the hot water cylinder and an opaque uPVC double glazed window to front.

Bedroom Two

13'9" (widening to 15'1") x 11'8" (4.19m (widening to 4.60m) x 3.56m)

Having uPVC double glazed window to rear.

Bedroom Three

11'9" x 15'5" (3.58m x 4.70m)

Enjoying two uPVC double glazed windows to side and having a fitted wardrobe and walk in store cupboard.

Family Bathroom

11'5" x 6'1" (3.48m x 1.85m)

This three piece suite comprises a low level push button w.c, vanity wash hand basin, panelled bath, column towel rail and having part tiled walls with timber effect vinyl flooring and two opaque uPVC double glazed windows to side.

Dressing Room

10'9" x 7'9" (3.28m x 2.36m)

Having uPVC double glazed window to front and providing access to bedroom four and bedroom one respectively.

Bedroom Four

9'8" (widening to 10'9") x 9'7" (2.95m (widening to 3.28m) x 2.92m)

Having uPVC double glazed window to rear and double fitted wardrobe.

Bedroom One

12'9" x 14'9" (3.89m x 4.50m)

Enjoying a dual aspect with uPVC double glazed windows to side and rear and having double fitted wardrobe whilst providing access to the en-suite.

En-Suite

7'5" x 4'6" (2.26m x 1.37m)

This three piece suite comprises a low level w.c, pedestal wash hand basin with tiled splashback and a shower enclosure with power shower attachment, whilst featuring ceramic tiled flooring and extractor fan.

OUTSIDE

South Facing Private Rear Garden

Entered via side gated access and surrounded by timber close board fence panelling, the rear garden enjoys an Indian Flagstone paved patio area Flanked by a range of flowerbeds and mature shrubs which in turn gives way to a separate paved seating area facilitated by a waterpoint and giving way to a well maintained lawn interspersed with a host of mature shrubs and flowerbeds throughout whilst providing a sunny aspect.

Front

A block paved driveway offers off road parking for multiple vehicles and is accessible via a set of double timber framed front gates and benefits from part planted borders and a well maintained lawn which in turn features a stone shingled area and gives way to the front door beneath a canopy porch which is facilitated by a pendulum lantern style light.

Integral Garage

9'10" x 16'1" (3.00m x 4.90m)

Entered via an up and over door to front, a uPVC double glazed window to side and having both light and power.

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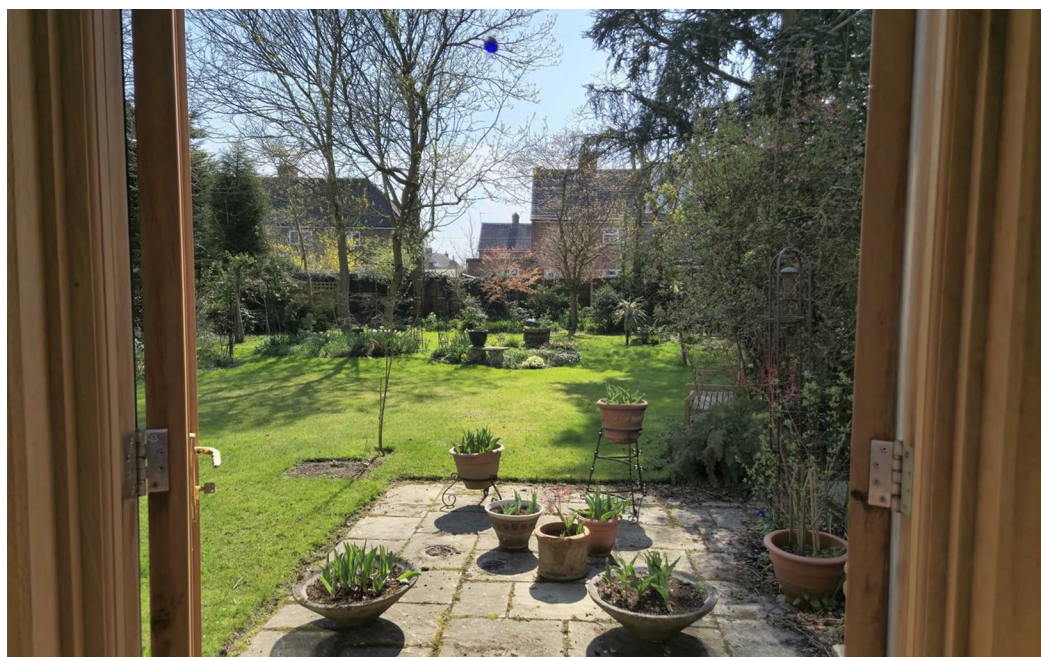
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	55	
(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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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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Tenure - We are advised by the vendor(s) that the premises are Freehold

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Thinking of Selling?

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



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