



Sinclair

56 London Road, Coalville, Leicestershire, LE67 3JA

£200,000

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Property at a glance

- No Upward Chain
- Three Storeys
- Centre Of Town Location
- Council Tax Band*: A
- Three Double Bedrooms
- Off Road Parking
- More Than Meets The Eye
- Price: £200,000

Overview

**** OFFERED WITH NO UPWARD CHAIN **** this THREE BEDROOM TERRACE HOME set over THREE STOREYS comes to the market featuring an entrance hall, two ground floor reception rooms and an open plan kitchen/diner with utility room to the ground floor. Stairs rising to the first floor landing gives way to two double bedrooms and the family bathroom with stairs rising to the second floor granting access to the principle bedroom which in turn grants access to the en-suite shower room. Externally the property benefits a low maintenance rear garden Ideal location being within walking distance to the town centre and close to green space and park area. 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/42 motorways which enable swift and easy 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.

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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a composite front door with inset opaque double glazed panel and having an archway, coving and stairs rising to the first floor.

Bay Fronted Lounge

11'7" x 14'1" (into bay) (3.53m x 4.29m (into bay))

Enjoying a timber framed double glazed bay window to front and having an open fireplace with tiled hearth along with coving and ceiling rose.

Dining Room

12'0" x 12'11" (3.66m x 3.94m)

Enjoying ceiling rose, coving, exposed timber floorboards and an open fireplace with a tiled hearth.

Kitchen/Diner

15'9" x 11'6" (4.80m x 3.51m)

Inclusive of a range of wall and base units a sink and drainer unit, four ring gas range with electric oven/grill, filtration hood over, tiling to splash prone areas whilst also benefitting from access to understairs storage, inset downlights, space and plumbing for appliances and having ceramic tiled flooring. A portion of the kitchen/diner comprises a timber framed extension with timber framed double glazed windows to side and rear and open into the utility.

Utility

5'4" x 5'0" (1.63m x 1.52m)

Opening from the kitchen and comprising continued ceramic tiled flooring, a timber framed double glazed window to rear and housing the gas fired central heating boiler.

FIRST FLOOR

Landing

Stairs rising to the first floor landing give way to two double bedrooms and the family bathroom and comprise coving and a set of stairs rising to the second floor.

Bedroom Two

15'7" (to side of chimney breast) x 12'2" (4.75m (to side of chimney breast) x 3.71m)

Enjoying a feature cast iron fireplace, acting as a focal point (not in use) and an adjacent area of fitted storage, ceiling rose, coving and two timber framed double glazed windows to front.

Bedroom Three

8'8" (maximum) x 12'1" (2.64m (maximum) x 3.68m)

Benefitting from uPVC double glazed window to rear and fitted shelved storage unit.

Bathroom

8'1" x 11'7" (2.46m x 3.53m)

This three piece suite comprises a free standing roll top bath with thermostatic mixer shower over, a low level w.c, an oversized pedestal wash hand basin with tiled splashbacks, a column style heated towel rail, opaque double glazed window to rear, coving, ceiling rose and timber effect vinyl flooring.

SECOND FLOOR

Landing

Enjoying a uPVC double glazed window to rear, eaves storage and giving way to the principle bedroom.

Principle Bedroom

11'3" (widening to 14'1") x 13'5" (3.43m (widening to 4.29m) x 4.09m)

Enjoying two double glazed timber framed Velux skylights to front, inset downlights and giving way to the en-suite.

En-Suite

This three piece suite comprises a low level w.c, wall mounted wash hand basin with monobloc mixer tap, tiled splashbacks, a shower enclosure with extractor fan and electric wall mounted power shower, whilst having inset downlights, vinyl flooring and an opaque uPVC double glazed window to rear.

OUTSIDE

Rear Garden

A paved seating area with stone shingled and slate shingled edging gives way to a lawn, rear outhouse and raised timber decked seating area which in turn is surrounded by timber close board fence panelling. The garden also benefits from a rear pedestrian easement to the neighbouring property allowing right of way. A pebble and stone shingled area to the rear of the garden comprises two timber sheds.

Front

Frontage comprises an area of lawn and shrubs with car height brick wall surround giving way to the front of the property.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	57	
(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

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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

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Thinking of Selling?

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