



Sinclair

2a Broom Leys Road, Coalville, Leicestershire, LE67 4DA

£425,000

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Property at a glance

- Four Bedrooms
- Double Garage
- Centre Of Town Location
- Council Tax Band*: D
- Detached House
- Two En-Suites
- Ample Off-Road Parking
- Price: £425,000

Overview

This GENEROUSLY PROPORTIONED FOUR BEDROOM DETACHED FAMILY HOME comes to the market occupying a corner plot within the popular commuter town of Coalville. In brief the property enjoys underfloor heating throughout the ground floor, an expansive bay fronted lounge, an open plan kitchen/diner, a study, utility room and ground floor shower room with stairs rising to the first floor galleried landing giving way to two double bedrooms, each facilitated by an en-suite shower room and two further double bedrooms complimented by a family bathroom. Externally the property boasts a detached double garage and ample off-road parking with a low maintenance rear garden. Early viewings come highly advised in order to avoid disappointment. EPC RATING B.

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 and comprising stairs rising to the first floor with access to under stairs storage, timber effect porcelain flooring and having an opaque uPVC double glazed window to front.

Lounge

14'2" x 21'6" (into bay) (4.32m x 6.55m (into bay))

Benefitting from a dual aspect with uPVC double glazed bay window to front and further uPVC double glazed window to side, the lounge comprises timber effect porcelain flooring and a gas fireplace on a polished granite hearth acting as a focal point.

Study

8'7" x 11'6" (2.62m x 3.51m)

Enjoying a uPVC double glazed window to front and having timber effect tiled flooring.

Kitchen/Diner

23'3" (max) x 16'0" (max) (7.09m (max) x 4.88m (max))

Inclusive of a generous range of wall and base units with complimentary black marble work surfaces, a sink and drainer unit with flexi hose mixer tap, a four ring induction hob with extractor hood over and tiled splashbacks whilst also benefitting from an integrated dishwasher and electric oven/grill. Other benefits include ceramic tiled flooring, inset downlights, two Velux windows to rear, a further uPVC double glazed window to rear and having uPVC framed french doors accessing the rear garden.

Utility Room

8'7" x 12'9" (2.62m x 3.89m)

Inclusive of a range of wall and base units with complimentary rolled edge work surfaces, a sink and drainer unit with swan neck mixer tap and tiled splashbacks, a wall mounted gas fired central heating boiler, ceramic tiled flooring, space and plumbing for appliances an extractor fan, a uPVC double glazed window to side and adjacent composite personnel door to side.

Shower Room

8'7" x 3'5" (2.62m x 1.04m)

This three piece suite comprises a low level, push button WC, pedestal wash hand basin

with monobloc mixer tap, an oversized shower enclosure with thermostatic mixer waterfall tap, continued flooring from the utility room, loft hatch, extractor fan and opaque uPVC double glazed window to rear.

FIRST FLOOR

Landing

Stairs rising to the first floor landing give way to four good sized bedrooms including the family bathroom and two separate shower rooms and comprise an airing cupboard housing the hot water cylinder, a separate storage cupboard, uPVC double glazed window to front and enjoying an oak banister.

Bedroom One

10'5" x 11'5" (3.18m x 3.48m)

Benefitting from a double fitted wardrobe and uPVC double glazed window to front.

En-suite

This three piece suite comprises a low level, push button WC, pedestal wash hand basin with swan neck mixer tap, an oversized shower tray comprising a thermostatic mixer waterfall shower tap with panelling to splash prone areas, timber effect ceramic tiled flooring, an extractor fan, shaver point and opaque uPVC double glazed window to side.

Bedroom Two

8'6" x 16'5" (2.59m x 5.00m)

Benefitting from eaves storage and uPVC double glazed window to front.

En-suite

8'7" x 3'5" (2.62m x 1.04m)

This three piece suite comprises a low level, push button WC, pedestal wash hand basin with swan neck mixer tap, an oversized shower enclosure with thermostatic mixer waterfall tap, panelling to splash prone areas, ceramic tiled flooring, extractor fan, shaver point and opaque uPVC double glazed window.

Bedroom Three

11'6" (to fitted wardrobe) x 10'10" (narrowing to 9 (3.51m (to fitted wardrobe) x 3.30m (narrowing to 2.)

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

Bedroom Four

9'5" x 7'5" (2.87m x 2.26m)

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

Family Bathroom

6'3" x 7'3" (1.91m x 2.21m)

This three piece white suite comprises a free standing roll top bath, low level, push button WC, pedestal wash hand basin, shaver point, opaque uPVC double glazed window to side, extractor fan and ceramic tiling to walls and flooring.

OUTSIDE

Private Rear Garden

A paved patio area edged with shingling is complimented by wall lighting and enclosed by timber closed and feather board fence panelling whilst also hosting an artificial lawn, external power point and water point respectively.

Front

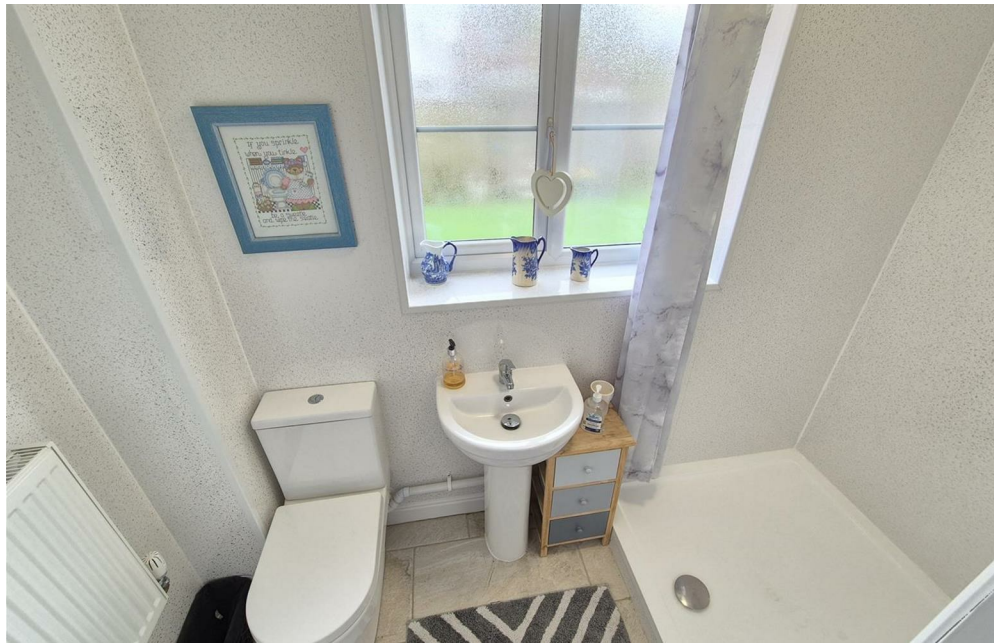
A shared tarmac driveway is accessible by a sliding wrought metal gate which in turn gives way to the detached double garage and a further paved walkway which in turn gives way to the front door adjacent to an area of stone shingled edging and facilitated by wall lighting. The frontage also boasts a separate wrought metal sliding gate for additional off-road parking and facilitated dual side gated access.

Double Garage

20'2" x 16'1" (6.15m x 4.90m)

Accessible via two separate 'up and over' doors and comprising light, power and a loft hatch which in turn gives way to a boarded area ideal for storage.





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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	86	
(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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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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