



# Sinclair

5 Beeney Close, Coalville, Leicestershire, LE67 4AW

£202,950

01530 838338 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Modern Semi Detached Home
- Kitchen/Diner
- Gardens
- Council Tax Band\*: B
- Two Double Bedrooms
- Guest Cloakroom/wc
- Off Road Parking
- Price: £202,950

## Overview

MODERN TWO DOUBLE BEDROOM SEMI DETACHED HOME close to Coalville's town centre and amenities. The property briefly comprises entrance hall, kitchen/diner, inner hall, guest cloakroom/wc and lounge with French doors accessing the rear garden to the ground floor whilst having two double bedrooms and bathroom to the first floor. Externally offers a easterly facing rear garden, small front garden and side driveway providing off road parking for multiple vehicles. EPC RATING B.

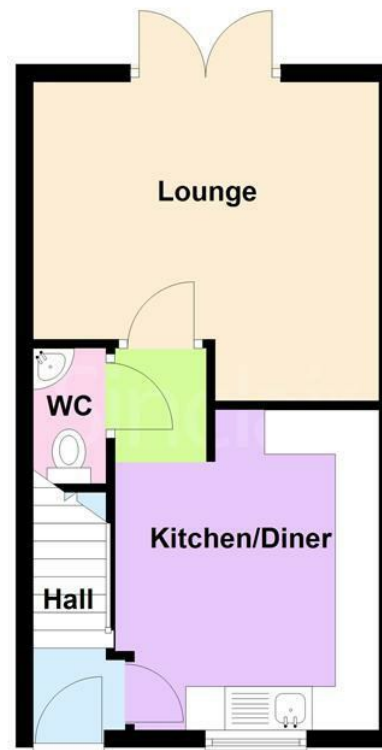
## Location\*\*

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/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).

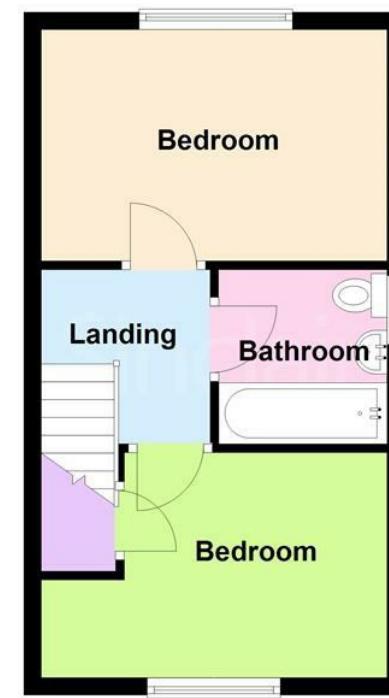


\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

### Ground Floor



### First Floor



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## Detailed Accommodation

### GROUND FLOOR

#### Entrance Hall

Entered through a composite front door and tile effect vinyl flooring.

#### Kitchen/Diner

9'9 x 12'0 (2.97m x 3.66m)

Comprising a range of wall and base units, rolled edged work surfaces, space and plumbing for appliances, four ring gas hob with extractor fan above, electric oven/grill. Also benefitting from a uPVC double glazed window to the front, tiled splashback, stainless steel sink and drainer unit with mixer tap and tile effect vinyl flooring.

#### Inner Hall

Benefitting from tile effect vinyl flooring.

#### Guest Cloakroom

Comprising a low level w.c., corner wash hand basin with tiled splash back, an extractor fan and laminate flooring.

#### Lounge

13'0 (min 6'2) x 12'0 (min 9'8) (3.96m (min 1.88m) x 3.66m (min 2.95m))

Enjoying uPVC double glazed French doors to the rear garden and laminate flooring.

### FIRST FLOOR

#### Landing

Having loft access (part boarder and ladder).

#### Bedroom

13'0 x 8'8 (3.96m x 2.64m)

Having uPVC double glazed window to rear.

#### Bedroom

13'0 (min 9'11) x 10'2 (3.96m (min 3.02m) x 3.10m)

Having uPVC double glazed window to front and storage cupboard.

#### Bathroom

6'4 x 6'7 (1.93m x 2.01m )

This three piece suite comprises a low level push button WC, wash hand basin with mixer tap, panelled bath with mixer tap, glass shower screen and thermostatic shower over. Tiled splashbacks with extractor fan, opaque uPVC double glazed window to side and timber effect flooring.

### OUTSIDE

#### Rear Garden

Having paved patio, side access gate to the driveway, lawn with stepping stone pathway to a further paved patio at the rear surrounded by timber board fencing.

#### Front

Having small lawn area, paved pathway and tarmacadamed side driveway providing off road parking.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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