



Sinclair

32 Buckingham Road, Coalville, Leicestershire, LE67 4PA

£460,000

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Property at a glance

- Four Fitted Double Bedrooms
- En-Suite & Four Piece Bathroom
- Lounge & Sitting/Play Room
- 30'8 Living Kitchen/Diner
- Westerly Facing Rear Garden
- Driveway & Double Garage
- Council Tax Band*: E
- Price: £460,000

Overview

**** AN EXECUTIVE FOUR DOUBLE BEDROOM DETACHED HOME BEEN RECENTLY RENOVATED AND UNGRADED TO A HIGH STANDARD BY THE CURRENT SELLERS AND SITUATED IN A QUIET CORNER PLOT POSITION WITH LARGE WESTERLY FACING REAR GARDEN.** At a glance the accommodation comprises; entrance hall with sitting/play room, spacious lounge, an OPEN PLAN 31' fitted living kitchen/diner, separate utility room and ground floor WC. Stairs rise to the first floor offering four good sized double bedrooms complete with fitted wardrobes whilst the main bedroom benefits from a three piece en-suite. A four piece white family bathroom concludes the internal accommodation. Externally the property continues to impress with the sunlit westerly facing landscaped rear garden, double detached garage and a substantial tarmac driveway provides off road parking for multiple vehicles. The front of the property has soft landscaping with additional benefits to include double glazing and gas central heating. An **EARLY INSPECTION** of this fantastic home comes **HIGHLY** advised in order to avoid disappointment. EPC RATING C.

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 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.**

Ground Floor



First Floor



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GROUND FLOOR

Entrance Hall

Entered via a composite front door and having porcelain tiled flooring, stairs rising to the first floor with a galleried landing, radiator, under stairs storage cupboard and access to:-

Lounge

11'1" x 15'9" (3.38m x 4.80m)

Having two double glazed windows with fitted Venetian blinds to front, radiator, inset electric effect fireplace and ceiling coving.

Sitting/Play Room

12'3" x 9'4" (3.73m x 2.84m)

Having two double glazed windows to front with radiator and ceiling coving.

Living Kitchen/Diner

31'4" x 11'2" (9.55m x 3.40m)

Inclusive of an attractive range of wall and base units with marble worksurfaces, a Belfast sink and drainer unit, five ring gas hob with extractor hood over, two separate double electric oven/grill units, tiling to splash-prone areas, an integrated wine cooler and dishwasher. Other benefits include porcelain tiled flooring, coving, two sets of French doors finished in uPVC accessing the landscaped rear garden and also featuring two column radiators and a further uPVC double glazed window to rear.

Utility Room

7'0" x 5'7" (2.13m x 1.70m)

Having a range of wall and base units with marble worksurfaces, a sink and drainer with mixer tap and space and plumbing for further appliances, tiled flooring and splashback, double glazed door to side elevation and extractor fan.

Cloakroom/WC

Having a WC and wash hand basin, porcelain wood effect tile flooring, radiator and tiled splashback over hand basin.

FIRST FLOOR

Galleried Landing

With oval double glazed window, radiator and airing cupboard along with access to all first floor rooms.

Master Bedroom

13'1" x 12'4" (3.99m x 3.76m)

Having two double glazed windows to the front elevation with fitted Venetian blinds, radiator and a range of built in wardrobes with hanging and overhead storage.

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En-Suite Shower Room

This three piece white suite comprises; a double shower enclosure with wall-mounted thermostatic waterfall mixer shower with separate hand-held washer, low level WC and wash hand basin, tiled flooring, part tiled walls, double glazed opaque window, and extractor fan.

Bedroom Two

11'3" x 11'3" (3.43m x 3.43m)

Having two double glazed windows with fitted Venetian blinds, radiator and a range of built in wardrobes with hanging and overhead storage.

Bedroom Three

13'9" x 9'7" (4.19m x 2.92m)

Having double glazed window with fitted Venetian blind, radiator and built in wardrobe with hanging and overhead storage.

Bedroom Four

7'5" x 11'1" (2.26m x 3.38m)

Having double glazed window with fitted Venetian blind, radiator and built in wardrobe with hanging and overhead storage.

Family Bathroom

This four piece suite comprising; a freestanding bath, low level WC and wash hand basin, separate shower unit, partly tiled walls, shower surround and splashback, extractor fan, heated towel rail and double glazed opaque window.

OUTSIDE

Landscaped Rear Garden

The westerly facing rear garden offers a landscaped space with a combination of paved patios whilst being mostly laid to lawn with raised timber sleeper edges and planted part-borders with mature trees, shrubs and bamboo. The landscaped rear garden is surrounded by timber close and featherboard fence panelling and is facilitated by an outside garden tap and side gated access.

Front Garden

Has soft landscaping with gravel and planted borders.

Tarmacadam Driveway

Provides off road parking for a number of vehicles leading to the double garage.

Double Garage

17'9" x 16'7" (5.41m x 5.05m)

Having electric double up and over door, side courtesy door, light and power supply.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(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

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.

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