



Sinclair

403 Ashby Road, Coalville, Leicestershire, LE67 3LJ

£230,000

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

## Property at a glance

- In Need Of Modernisation
- Semi Detached Home
- Off Road Parking
- Council Tax Band\*: B
- Three Bedrooms
- Detached Garage
- Traditionally Styled
- Price: £230,000

## Overview

**\*\* OFFERED WITH NO UPWARD CHAIN \*\*** This **THREE BEDROOM SEMI DETACHED FAMILY HOME** comes to the market featuring an expansive frontage able to accommodate parking for multiple vehicles and benefits from far reaching views to the front and in brief comprises entrance porch, entrance hall, open plan lounge with dining room to the rear, kitchen and utility room to the ground floor with stairs rising to the first floor giving way to three bedrooms and family bathroom. Externally, the property features an oversized detached garage, private garden to rear, front garden and driveway. Situated in the popular commuter town of Coalville this property, in need of modernisation is a blank canvas awaiting your personal touch. 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/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

#### Entrance Porch

Entered via uPVC double glazed front door with adjacent uPVC double glazed window.

#### Entrance Hall

7'9" x 14'0" (2.36m x 4.27m)

Entered via uPVC double glazed front door with adjacent uPVC double glazed window to side and comprising stairs rising to the first floor with access to an under stairs pantry which in turn comprises uPVC double glazed window to side with quarry tiled flooring.

#### Bow Fronted Lounge

12'0" x 14'3" (3.66m x 4.34m)

Enjoying a uPVC double glazed bow window to front, wall lighting, Adam style fireplace with marble surround and hearth and opening into the dining room.

#### Dining Room

12'0" x 12'2" (3.66m x 3.71m)

Having a rear uPVC double glazed door flanked by uPVC double glazed windows to either side and featuring a cast iron log burner on a slate hearth.

#### Kitchen

8'1" x 8'3" (2.46m x 2.51m)

Inclusive of a range of wall and base units with rolled edge work surfaces, four ring electric hob, double electric oven/grill, sink and drainer unit, uPVC double glazed window to side, space and plumbing for appliances, timber effect laminate flooring and access to the utility room.

#### Utility Room

6'8" x 7'9" (2.03m x 2.36m)

Having uPVC double glazed window to rear with further opaque uPVC double glazed window to side, a range of work surfaces, plumbing and space for appliances and an opaque uPVC double glazed door accessing the private rear garden.

### FIRST FLOOR

#### Landing

Stairs rising to the first floor landing gives way to three bedrooms and the family bathroom and comprising opaque uPVC double glazed window to side.

#### Bedroom

11'3" x 14'2" (3.43m x 4.32m)

Having uPVC double glazed bow window to front, a range of fitted wardrobes and enjoying far reaching views to the front.

#### Bedroom

11'0" x 12'2" (3.35m x 3.71m)

Enjoying the range of fitted wardrobes, wall lighting, airing cupboard housing the gas fired central heating boiler and having uPVC double glazed window to rear.

#### Bedroom

7'9" x 7'3" (2.36m x 2.21m)

Having uPVC double glazed window to front.

#### Bathroom

7'9" x 5'3" (2.36m x 1.60m)

This three piece suite comprises a low level w.c, vanity wash hand basin, panelled bath with electric shower over, ceramic tiled flooring, tiled walls, ceiling rose, loft hatch and opaque uPVC double glazed window to rear.

### OUTSIDE

#### Private Rear Garden

A paved driveway accesses the detached garage and gives way to a paved seating area complemented by a raised rockery and surrounded by timber board fence panelling whilst giving way to a well maintained lawn surrounded by a range of shrubs and facilitated by a water point.

#### Detached Garage

14'2" x 22'3" (4.32m x 6.78m)

Entered via an up-and-over entrance door with further timber framed side personal door and comprising light, power, timber framed single glazed window to side and an engineers pit whilst also benefitting from loft storage.

#### Front

An expansive pebble driveway offers off road parking for multiple vehicles and sits adjacent to an area of well maintained lawn which in turn gives way to the front door which is facilitated by wall mounted lantern style lighting.

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## Energy Efficiency Rating

|                                                    | Current                    | Potential                                                                         |
|----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                   |
| (92 plus) <b>A</b>                                 |                            |                                                                                   |
| (81-91) <b>B</b>                                   |                            | <b>83</b>                                                                         |
| (69-80) <b>C</b>                                   | <b>71</b>                  |                                                                                   |
| (55-68) <b>D</b>                                   |                            |                                                                                   |
| (39-54) <b>E</b>                                   |                            |                                                                                   |
| (21-38) <b>F</b>                                   |                            |                                                                                   |
| (1-20) <b>G</b>                                    |                            |                                                                                   |
| <i>Not energy efficient - higher running costs</i> |                            |                                                                                   |
| <b>England &amp; Wales</b>                         | EU Directive<br>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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