



Sinclair

1 York Place, Coalville, Leicestershire, LE67 4TH

£375,000

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



## Property at a glance

- Extended Detached Bungalow
- En-Suite Wet Room & Bathroom
- Large Glazed Garden Room
- Council Tax Band\*: C
- Three Double Bedrooms
- Stunning Dining Kitchen With Appliances
- Landscaped Gardens & Garage
- Price: £375,000

## Overview

**\*\* RECENTLY EXTENDED THREE DOUBLE BEDROOM DETACHED BUNAGLOW WITH IMPRESSIVE FRONTAGE AND EXCELLENT SPECIFICATION THROUGHOUT \*\*** Sinclair estate agents are pleased to present to the market Lavender Lodge, this fine three bedroom detached bungalow, having recently undergone a thorough scheme of refurbishment and remodelling to create a spacious, high specification home for those looking for quality single storey living. Situated on the the edge of Abbots Oak, the property is located within close proximity to open countryside, nature trails and the beautiful Charnwood Forest is within easy reach. Abbots Oak is a hamlet with local pub close to Whitwick and the historic Mount Saint Bernards Abbey. 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/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



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## Detailed Accommodation

### GROUND FLOOR

#### Glazed Lobby

Entered via a composite front door with oak flooring, an oak door and storage area.

#### Lounge

10'4" x 16'6" (3.15m x 5.03m)

Having a solid oak floor, uPVC double glazed window to front, patio doors to the garden room, vertically mounted designer radiator and double door to the dining kitchen.

#### Garden Room

15'2" x 12'7" (4.62m x 3.84m)

Having solid large format porcelain tiled floor, designer radiator, inset down lights and ceiling lantern.

#### Dining Kitchen

9'7" x 19'6" (2.92m x 5.94m)

Being fitted with an attractive a range of wall and base units with complementary solid Mistral work surfaces, inset stainless steel one-and-a-half bowl and drainer unit with flexible mixer tap, integrated electric oven and grill, five ring gas hob, glass splashback and extractor, integrated washer/dryer and dishwasher, free standing American style fridge, porcelain tiled floor, vertical mounted radiator, dual aspect with full height uPVC double glazed window to side and uPVC double glazed window to the front.

#### Inner Hallway

Having access to the loft space via a pull down ladder.

#### Double Bedroom

9'6" x 9'9" (2.90m x 2.97m)

Having uPVC double glazed window to front, radiator and access to the en-suite.

#### En-suite Wet Room

6'4" x 4'6" (1.93m x 1.37m)

Having wall mounted shower, wash hand basin and low level wc in a vanity unit, Porcelain tiles, opaque uPVC double glazed window to side and cupboard housing the gas fired central heating boiler.

#### Double Bedroom

9'8" x 13'4" (2.95m x 4.06m)

Having uPVC double glazed window to side, radiator and a range of fitted wardrobes with solid wood doors providing ample storage.

#### Double Bedroom

9'6" x 11'4" (2.90m x 3.45m)

Having uPVC double glazed window to rear and radiator.

#### Bathroom

6'6" x 6'4" (1.98m x 1.93m)

This three piece white suite comprising low level push button w.c, pedestal wash hand basin, free standing roll top bath with deck tap and hand held shower attachment and also having rainfall shower head over with curtain rail and thermostatic controls, porcelain tiles and modern chrome radiator.

### OUTSIDE

#### Rear Garden

The rear garden offers a good level of privacy and is mainly laid to lawn with two patio areas, timber board fencing, raised planted beds, fruit trees and shrubs, a timber pergola, outside tap and gated access to the front either side of the property.

#### Front

The front of the property offers extensive driveway providing off road parking for multiple vehicles and also having a lawn and low maintenance gravelled borders with shrubs and trees.

#### Integral Garage

Having up-and-over fully retracting entrance door which can be fitted with a motor for automatic opening, power, light and personal door to the rear.





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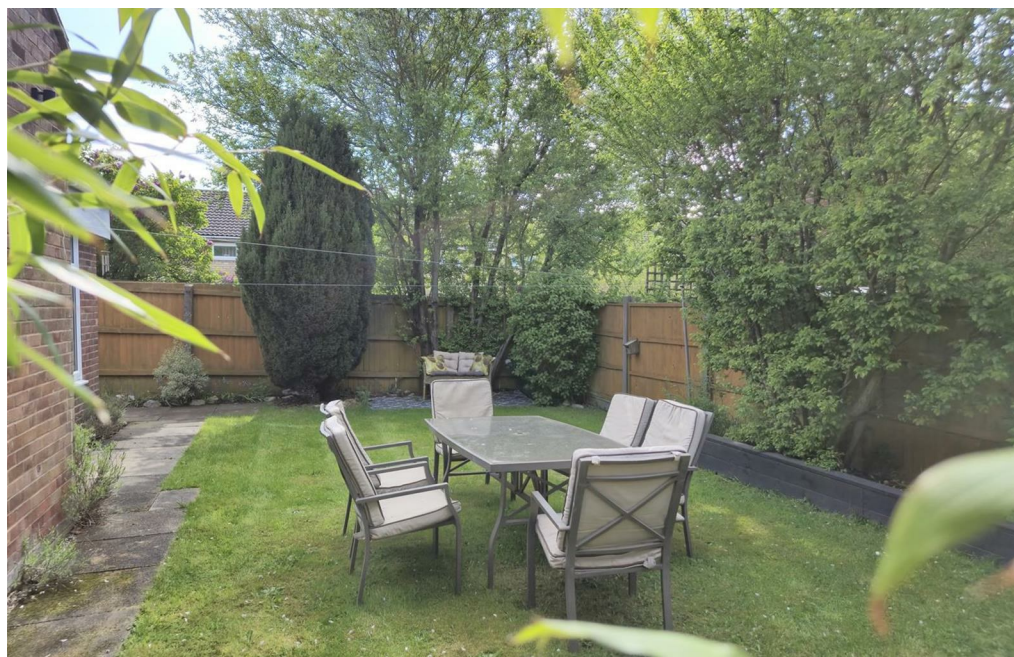
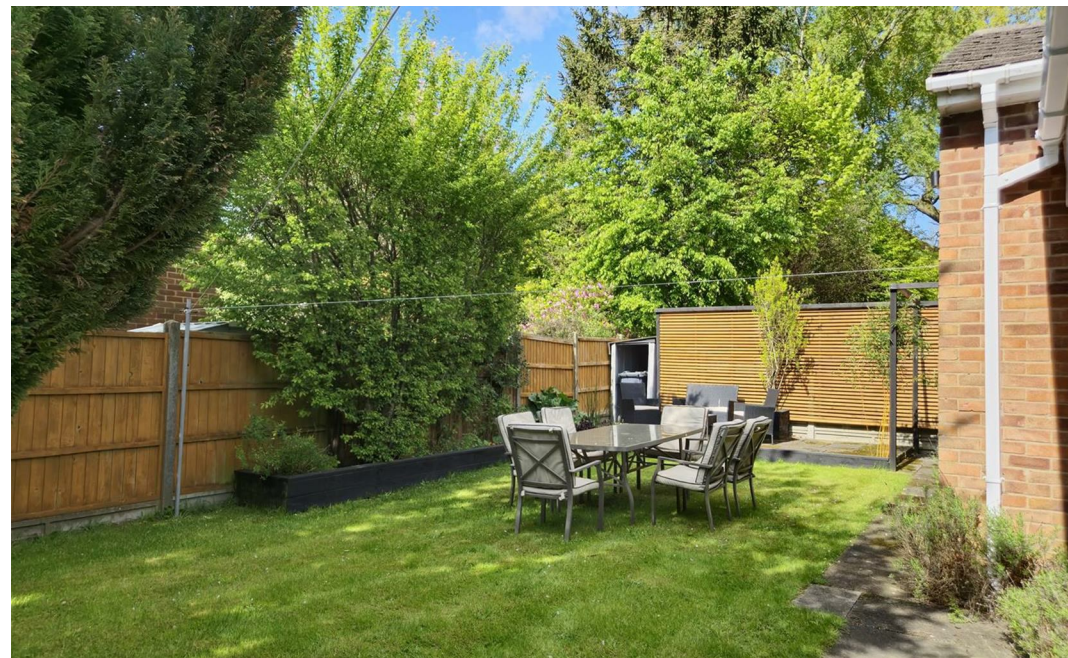




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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>68</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 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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Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

## Referral Fee Disclosure

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## Thinking of Selling?

For a free valuation of your property with no obligation  
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