



# Sinclair

73 Castle Rock Drive, Coalville, Leicestershire, LE67 4SE

£320,000

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

## Property at a glance

- Modernised Throughout
- Lounge & Dining Area
- Shower Room
- Council Tax Band\*: D
- Three Bedrooms
- Fitted Kitchen
- Garage & Off Road Parking
- Price: £320,000

## Overview

THIS THREE DOUBLE BEDROOM DETACHED BUNGALOW comes to the market boasting a refurbished interior and features a super open plan kitchen with lounge/diner, three bedrooms, and modern shower room. Occupying a sought after location the bungalow also features a garage and wrap around garden with low maintenance at its core. 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/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



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## Detailed Accommodation

### Entrance Hall

Entered through a composite front door surrounded by adjacent uPVC double glazed windows with ceramic tiled flooring, access to walk in store and having inset downlights.

### Kitchen

8'9" x 13'8" (2.67m x 4.17m)

Inclusive of a modern range of oak work surfaces with wall and base units, a porcelain double sink Belfast unit having swan neck mixer tap with integrated dishwasher, having tiled splash backs with space and plumbing for appliances and inset downlights. Also featuring wall lighting, uPVC double glazed window to side, a uPVC door accessing the side lobby and opening into the dining room.

### Dining Area

8'9" x 8'8" (2.67m x 2.64m)

Enjoying engineered oak flooring with inset downlights, uPVC double glazed bow window to side and opening into the lounge.

### Lounge

11'9" x 9'8" (3.58m x 2.95m)

Having uPVC double glazed French doors accessing the private rear garden with two uPVC double glazed windows to rear, having inset downlights and continued engineered solid oak flooring.

### Inner Lobby

Enjoying a walk in store, recessed shelving, having continued engineered oak flooring and inset downlights.

### Bedroom

12'2" x 10'0" (3.71m x 3.05m)

Enjoying a uPVC double glazed bay window to front and having inset downlights.

### Bedroom

12'1" x 7'7" (3.68m x 2.31m)

uPVC double glazed window to the side.

### Bedroom

9'2" x 12'8" (2.79m x 3.86m)

Having uPVC double glazed window to rear.

### Shower Room

8'0" x 9'2" (2.44m x 2.79m)

This three piece white suite comprises a low level push button w.c , vanity wash hand basin with mono bloc mixer tap having tiled splash backs and double walk in shower enclosure, having thermostatic mixer shower tap and further airing cupboard housing the gas fired central heating boiler. Also featuring two opaque uPVC double glazed windows to side with inset downlights, loft hatch, chrome heated towel rail and having ceramic tiled flooring.

### Side Lobby

Comprising; quarry tiled flooring with access to a store and the garage respectively with further opaque uPVC door accessing the private rear garden.

### Outside

#### Private Rear Garden

Entered by side gated access and having a paved courtyard facilitated by a water point and wall lighting whilst being surrounded by timber closed board fence panelling, the garden also features a raised rockery with further patio area and well maintained lawn surrounded by flower beds and a host of shrubs.

### Front

A tarmacadam driveway offers off road parking for multiple vehicles and sits adjacent to stone shingling with block edging and well maintained lawn, having shrubs and facilitating access to the front door which in turn enjoys wall lighting.

### Integral Garage

9'0" x 16'7" (2.74m x 5.05m)

Entered via an up and over front door and having both light and power with opaque uPVC double glazed window to side.

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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>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	

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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

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\* 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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