



Sinclair

115 London Road, Coalville, Leicestershire, LE67 3JE

£367,500

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Three Bedrooms, Nursery/Study
- Two Reception Rooms
- Freehold Solar Panels
- Council Tax Band*: C
- Bathroom & Shower Room
- Kitchen/Diner
- Garage & Parking
- Price: £367,500

Overview

AN OUTSTANDING SEMI-DETACHED HOME *** EXTENSIVE AND SPACIOUS FAMILY ACCOMMODATION *** GOOD SIZED WALLED GARDEN *** DETACHED GARAGE AND AMPLE PARKING. EPC RATING D. SINCLAIR ESTATE AGENTS are delighted to offer this exceptional family home featuring porch, hall, lounge with wood burner, sitting/family room, sitting/utility room, kitchen/diner, walk-in pantry, shower room with Wc and, on the first floor, study/nursery, three double bedrooms and four piece bathroom. Externally the property enjoys good parking space, a detached brick garage and a large private walled garden. Highly recommended.

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.



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The property benefits from many original features whilst enjoying uPVC double glazing, gas central heating and 12 SOLAR PANELS. Interested parties should also note that the window blinds, light fittings and floor coverings are included.

GROUND FLOOR

Enclosed Storm Porch

Approached through uPVC double glazed double doors and having tiled floor.

Reception Hall

With attractive tiled floor, original archway, coving, picture rail, radiator and cupboard beneath staircase with light.

Lounge

13'11" x 16'4" into bay (4.24m x 4.98m into bay)

Having uPVC double glazed bay window, feature fireplace, side plinth, wood burner, two radiators, laminate floor, original coving and picture rail.

Sitting/Family Room

13'0" x 13'5" (3.96m x 4.09m)

With uPVC double glazed window to side, uPVC double glazed French window to garden, tiled fireplace, radiator, original coving and picture rail.

Kitchen/Diner

11'7" x 15'4" (3.53m x 4.67m)

Inclusive of an attractive range of modern wall and base units, a four ring gas hob with extractor hood over, a double electric oven/grill, a one and a half bowl sink and drainer unit with swan neck mixer tap, timber effect laminate flooring and having a uPVC double glazed window to side.

Sitting Room/Utility

11'7" x 13'5" (3.53m x 4.09m)

Enjoying timber effect laminate flooring, two uPVC double glazed windows to side, a worksurface beneath which offers space and plumbing for appliances and hosting the gas fired central heating boiler.

Rear Hall

With upVC double glazed external door.

Walk-in Pantry

With light, shelving and uPVC double glazed window to rear.

Shower Room

With white suite having chrome finished fittings comprising wall mounted shower unit, pedestal wash hand basin, low level Wc, tiled splashbacks, radiator and uPVC double glazed window.

FIRST FLOOR

Gallery Style Landing

With open balustrades, radiator, original archway, coving and picture rail.

Study/Nursery

4'8" x 9'2" (1.42m x 2.79m)

With uPVC double glazed window to front and radiator.

Large Double Bedroom

13'2" to chimney breast x 16'4" into bay (4.01m to chimney breast x 4.98m into bay)

Having uPVC double glazed bay window, two radiators, original coving and picture rail.

Large Double Bedroom

12'2" to chimney breast x 13'3" (3.71m to chimney breast x 4.04m)

With uPVC double glazed windows to side and rear, double radiator, picture rail, original feature fireplace having timber surround and tiled and cast iron inset, double shelved cupboard and fitted furniture incorporating two double wardrobes, double shelved cupboard and all with cupboards over.

Double Bedroom

11'6" x 9'8" (3.51m x 2.95m)

With two uPVC double glazed windows to rear, radiator and coving.

Bathroom

8'4" x 7'0" (2.54m x 2.13m)

With white three piece suite having chrome finished fittings comprising panelled bath with splash screen and a telephone style mixer shower tap, pedestal wash hand basin, low level Wc. walls tiled, ceramic tiled floor, radiator, inset downlights and two uPVC double glazed windows.

OUTSIDE

Built-On Store

Large Private Walled Garden

With shaped lawn, trees, shrubs, summerhouse, paved and slated areas and brick store adjoining the rear boundary.

Detached Brick Garage

With up-and-over entrance door and side personal door.

Front Garden

With trees, shrubs, block paved driveway providing ample parking/turning space and access to the garage. A wrought iron personal gate leads to the rear garden.

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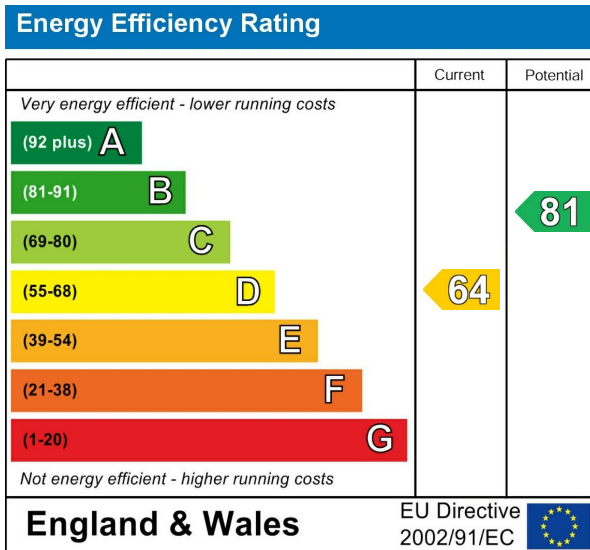
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These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make 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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Money Laundering

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.

Tenure

We are advised by the vendor(s) that the premises are Freehold

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Thinking of Selling?
For a free valuation of your property with no obligation
call Sinclair on 01530 838338



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.
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