



Sinclair

4 Choyce Close, Coalville, Leicestershire, LE67 3SS

£220,000

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Property at a glance

- Two Double Bedrooms
- Four Piece Suite Bathroom
- Ideal First Time Purchase
- Council Tax Band*: B
- Semi Detached
- Off Road Parking
- Close To Amenities
- Price: £220,000

Overview

This MODERN TWO BEDROOM SEMI DETACHED home situated in a quiet cul-de-sac within easy access of nearby amenities and major road links offers the ideal first time buyer home. The accommodation includes; entrance hall, guest cloakroom, lounge with French doors overlooking the rear garden and fitted dining kitchen. The first floor offers two excellent double bedrooms and the bathroom fitted with a white four piece suite. Externally there is a rear garden with car parking to the front for multiple vehicles. EPC RATING B.

Location**

Hugglescote is a thriving village about 1 mile south of Coalville. Its facilities include a primary school, community centre, shops (one with post office), churches, takeaways, two recreational grounds and a pub, the Gate Inn. Donington Manor House and the Sence Valley Forest Park are close by. The Hugglescote bear statue was unveiled in 2008 and, according to local folklore, represents how the village got its name. One day, local villager named Huggle was being chased by a brown bear. In order to escape, he took off his coat and the bear hugged that instead on him – Huggle's coat! Nearest Airport: East Midlands (14 miles) Nearest Train Station: Loughborough (10.9 miles) Nearest town: Coalville (1.4 miles) Nearest Motorway Access: A/M42 (J13) M1 (J22).



** 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 Hall

Entered through a composite front door, stairs rising to the first floor and access to guest cloakroom.

Guest Cloakroom

Comprising corner wash hand basin, low level wc and timber effect vinyl flooring.

Lounge

14'9" x 11'6" max (4.50m x 3.51m max)

Enjoying uPVC double glazed French window to garden, pendant light and radiator.

Dining Kitchen

17'1" x 7'8" (5.21m x 2.34m)

Fitted with a range of wall and base and units, inset sink unit, built in oven/grill, four ring gas hob and stainless steel extractor hood. Space and plumbing for washing machine with timber effect vinyl flooring, radiator and a uPVC double glazed window to the front elevation.

FIRST FLOOR

Stairs rising to the first floor and loft access.

Bedroom One

14'9" x 10'3" (4.50m x 3.12m)

Having two uPVC double glazed window to front and radiator.

Bedroom Two

9'6" x 14'9" max (2.90m x 4.50m max)

Having two uPVC double glazed window to rear and radiator.

Family Bathroom

This white four piece suite having chrome finished fittings comprising panelled bath, corner shower cabinet, pedestal wash hand basin, low level wc and uPVC double glazed window to side.

OUTSIDE

Rear Garden

Having a small paved patio whilst being mostly laid to lawn within an enclosed fenced boundary with side gate access, garden shed and outside tap.

Front Garden

Planted shrubs paved pathways and outside security light.

Off Road Parking

The property comes with side by side allocated parking for multiple vehicles situated outside the property.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		97
(81-91) B	85	
(69-80) C		
(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

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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.

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Thinking of Selling?

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