



14 Park Road, Coalville, Leicestershire, LE67 3AD

£167,500

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



## Property at a glance

- Two Double Bedrooms
- Breakfast Kitchen
- Modern Throughout
- Council Tax Band\*: A
- Living Room & Dining Room
- Large Rear Garden
- Ideal First Time Purchase
- Price: £167,500

## Overview

This TRADITIONAL STYLED TWO DOUBLE BEDROOM TERRACED HOUSE is within the heart of the popular commuter town of Coalville. In brief, the property enjoys a living room, dining room, breakfast kitchen to the ground floor. Stairs rising to the first floor gives way to a three piece bathroom suite, separate wc and two double bedrooms. Externally the property enjoys and a large rear garden with brick built shed and small fore garden. Early viewing comes highly advised in order to avoid disappointment. 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



### First Floor



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## Detailed Accommodation

### GROUND FLOOR

#### Living Room

12'4 x 11'5 (3.76m x 3.48m)

Entered through a composite front door with an opaque double glazed glass panel, uPVC double glazed window to front with fitted cafe style shutters, fitted cupboard and coving. Also benefitting from wall lighting and a gas fed log burner with a timber mantle and brick surround.

#### Dining Room

12'4 x 12'2 (3.76m x 3.71m)

Having a understairs storage cupboard, uPVC double glazed window to rear, exposed brick wall and stairs rising to the first floor.

#### Breakfast Kitchen

6'10 x 18'3 (2.08m x 5.56m)

Having a range of wall and base unit, rolled edge workface, space for fridge/freezer, one and a half sink drainer unit, four ring gas hob, electric oven/grill, tiled splashback, tiled effect vinyl flooring, space and plumbing for appliances, uPVC double glazed windows to side and patio doors out on to the rear garden.

### FIRST FLOOR LANDING

Stairs rising to the first floor gives way to two bedrooms, wc and bathroom.

#### Bedroom One

12'4 x 11'6 (3.76m x 3.51m)

Having uPVC double glazed window to front, coving and radiator.

#### Bedroom Two

9'4 x 12'1 (2.84m x 3.68m)

Having uPVC double glazed window to the rear, over stairs storage and loft hatch (having ladder access, boarded, shelving, light and power).

#### WC

4'0 x 3'5 (1.22m x 1.04m)

Comprises a low level flush wc, wall mounted wash hand basin, tiled effect vinyl flooring, tiled walls, extractor fan and radiator.

#### Bathroom

6'11 x 7'0 (2.11m x 2.13m)

This three piece suite comprises corner panelled bath, pedestal wash hand basin with tiled splashback, thermostatic shower enclosure, radiator, extractor fan, cupboard housing gas fed Worcester boiler, uPVC double glazed window to rear and tiled flooring.

### OUTSIDE

#### Rear Garden

Having paved patio seating area with wall and picket fence surround with gated side access, a block paved pathway with barked mature tree and shrub borders which lead to the well maintained lawn with side pathway, barked mature borders which then also leads round the the far end of the garden with further mature borders to a further seating area with walled boundaries and access to the brick built shed having light and power.

#### Front

Having a small fore garden with dwarf wall with railings, block paved pathway to the front door and stone shingling with mature shrubs.

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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>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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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