



Sinclair

65 Citron Avenue, Coalville, Leicestershire, LE67 4UD

£265,000

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Property at a glance

- Modern Semi Detached Home
- En-suite & Family Bathroom
- 5 Years NHBC Remaining
- Council Tax Band*: C
- Three Good Sized Bedrooms
- No Upward Chain
- Off Road Parking
- Price: £265,000

Overview

**** OFFERED WITH NO UPWARD CHAIN **** This THREE BEDROOM SEMI DETACHED HOME with more than 5 years NHBC remaining comes to the market offering a contemporary entrance porch opening to an open plan kitchen/diner which in turn gives way to a well adorned lounge with bi-fold doors accessing the rear garden and guest cloakroom. Stairs rising to the first floor landing providing access to the family bathroom, three good sized bedrooms and en-suite. Externally, the property enjoys a private garden to rear and ample frontage able to accommodate off road parking. Situated within the popular commuter town of Coalville within a cul-de-sac setting. EPC RATING B.

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

Entrance Porch

Entered through a composite front door with inset opaque double glazed panel and having an adjacent uPVC double glazed window and comprising inset down lights, double cloaks storage cabinet, timber effect LVT flooring and part wall panelling.

Kitchen/Diner

7'8" min x 13'9" (2.34m min x 4.19m)

Inclusive of an attractive range of wall and base units, four ring gas hob with splash screen and extractor hood over, one-and-a-half bowl sink and drainer unit, integrated dishwasher, fridge/freezer, microwave oven with warming drawer and electric oven/grill. Other benefits include extractor fan, inset down lights, timber effect LVT flooring, uPVC double glazed window to front and giving way to an inner hall which in turn comprises both stairs and access to under stairs storage.

Guest Cloakroom

7'6" x 4'8" (2.29m x 1.42m)

Comprising a low level push button w.c, wall mounted wash hand basin with mono bloc mixer tap, part ceramic tiled walls and part timber wall panelling, continued timber effect LVT flooring and extractor fan.

Lounge

16'3" x 10'7" (4.95m x 3.23m)

Enjoying continued timber effect LVT flooring and a wide array of uPVC double glazed bi-fold doors which in turn grants access to the private rear garden.

FIRST FLOOR

Landing

Stairs rising to the first floor gives way to three good sized bedrooms and en-suite shower room and family bathroom along with uPVC double glazed window to side, loft hatch and access to over stairs storage housing the gas fired central heating boiler.

Bedroom One

8'9" x 11'9" (2.67m x 3.58m)

Enjoying a double fitted wardrobe, uPVC double glazed window to rear and access to the en-suite.

En-suite Shower Room

4'4" x 7'5" (1.32m x 2.26m)

This three piece suite comprises a low level push button w.c, wall mounted wash hand basin with mono bloc mixer tap, double walk in shower enclosure with thermostatic mixer shower and further hand held washer, partly tiled walls, inset down lights, vinyl flooring and extractor fan.

Bedroom Two

9'0" x 10'11" (2.74m x 3.33m)

Having a double fitted wardrobe and uPVC double glazed window to front.

Bedroom Three

7'11" x 8'8" (2.41m x 2.64m)

Having uPVC double glazed window to rear.

Family Bathroom

6'9" x 6'5" (2.06m x 1.96m)

This three piece suite comprises a low level w.c, vanity wash hand basin with mono bloc mixer tap, panelled bath with splash screen and thermostatic mixer shower over, ceramic tiled walls, inset down lights, vinyl flooring, extractor fan and uPVC opaque double glazed window to rear.

OUTSIDE

Private Rear Garden

Having an Indian flag paved patio area gives way to a well maintained lawn and surround by timber close board fencing and is complemented by an area of raised timber decking whilst also hosting a timber framed home bar.

Front

Having a tandem tarmacadamed driveway offering off road parking for multiple vehicles and offers a walk way to the front door with adjacent wall mounted lighting and surrounded by well maintained privet hedging for privacy.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B	84	
(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

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Referral Fee Disclosure

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