



Sinclair

30 Romans Crescent, Coalville, Leicestershire, LE67 4QU

£365,000

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



## Property at a glance

- Extended
- Solar Panels
- Log Burner
- Council Tax Band\*: D
- Four Double Bedrooms
- En-Suite & Bathroom
- Garage & Parking
- Price: £365,000

## Overview

This EXTENDED FOUR BEDROOM DETACHED FAMILY HOME comes to the market occupying a sought after location within the popular commuter town of Coalville. This much improved family home enjoys SOLAR PANELS, an open plan kitchen/diner with family room, ground floor utility room, cloakroom, separate snug and having stairs rising to the first floor landing giving way to four double bedrooms including an en-suite shower room and family bathroom respectively. Externally the property enjoys ample off road parking to front with integrated garage and features a well maintained private garden to rear. 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.



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## GROUND FLOOR

### Entrance Porch

Entered through a composite front door and having an adjacent uPVC double glazed window to left and right elevation, wall mounted lantern style lighting and ceramic tiled flooring.

### Open Plan Kitchen/Diner

15'8" x 18'0" (max) (4.78m x 5.49m (max))

Inclusive of an attractive range of wall and base units with rolled edge work surfaces, a one and half bowl porcelain sink and drainer unit with swan neck mixer tap, an extractor hood with space for a cooker, ceramic tiled flooring, space and plumbing for appliances, inset downlights, coving and giving way to the utility room.

### Utility Room

7'1" x 7'7" (2.16m x 2.31m)

Enjoying continued ceramic tiled flooring and an array of work surfaces, wall and base units, space and plumbing for appliances with an extractor fan and opaque uPVC double glazed window to side.

### Family Room

15'8" x 9'2" (4.78m x 2.79m)

Opening from the kitchen/diner and having continued ceramic flooring, two separate uPVC double glazed French doors accessing the rear garden and having a column radiator and coving.

### Snug

11'6" x 16'9" (3.51m x 5.11m)

Having coving, a cast iron log burner on a slate hearth and uPVC double glazed bi-fold doors accessing the private rear garden.

### Inner Hall

Comprising stairs rising to the first floor, engineered timber flooring, uPVC double glazed window to side, access to understairs storage and giving way to the ground floor cloakroom.

### Cloakroom

Enjoying continued flooring from the inner hall and comprising a low level push button WC with an inner mounted wash hand basin having a mono bloc mixer tap, inset downlights and an opaque uPVC double glazed window to side.

## FIRST FLOOR

### Landing

Stairs rising to the first floor landing gives way to the entire first floor accommodation and comprise a loft hatch and access to the airing cupboard.

### Bedroom One

10'1" x 16'8" (3.07m x 5.08m)

Having uPVC double glazed window to rear and giving way to the en-suite shower room.

### En-Suite Shower Room

9'2" x 9'5" (2.79m x 2.87m)

This three piece suite comprises a low level, push button WC, a pedestal wash hand basin with monobloc mixer tap, double walk in shower enclosure with thermostatic mixer shower tap over, chrome heated towel rail, ceramic tiled walls and flooring with an opaque uPVC double glazed window to rear.

### Bedroom Two

10'5" x 9'5" (3.18m x 2.87m)

Having uPVC double glazed window to front.

### Bedroom Three

9'2" x 10'2" (2.79m x 3.10m)

Having uPVC double glazed window to front.

### Bedroom Four

7'1" x 10'4" (2.16m x 3.15m)

Having uPVC double glazed window to front.

### Bathroom

7'0" x 9'2" (2.13m x 2.79m)

This four piece suite comprises a corner bath, low level push button WC, pedestal wash hand basin, double walk in shower enclosure with electric power shower, inset downlights, coving, heated towel rail, timber flooring and an opaque uPVC double glazed window to rear.

## OUTSIDE

### Private Rear Garden

Enjoying an Indian flag paved patio area with stone shingle surround and facilitated by wall lighting whilst giving way to a well maintained lawn via a set of ascending steps flanked by stone shingled potted areas and giving way to a rear seating area whilst being surrounded by timber closed and feather board fence paneling. The private rear garden also benefits from a timber framed summerhouse/shed.

### Front

A double tarmac driveway with block edging offers off road parking to the front with electric car charging point and sits adjacent to an area of lawn and gives way to the front door.

### Garage

Entered via an 'up and over' door to front and having both light and power.

### Solar Panels

The property enjoys photovoltaic solar panels and they are owned outright and are included within the sale.





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## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                         |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            | 89                         | 91                                                                                |
| (69-80) <b>C</b>                            |                            |                                                                                   |
| (55-68) <b>D</b>                            |                            |                                                                                   |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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