



Sinclair

1 Convent Drive, Coalville, Leicestershire, LE67 3SF

£300,000

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

## Property at a glance

- Extended Semi Detached Home
- Open Plan Kitchen/Diner
- Lounge, Study & Sitting Room
- Council Tax Band\*: B
- Three Shower Rooms & Bathroom
- Four Bedrooms
- Garden & Off Road Parking
- Price: £300,000

## Overview

This EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME comes to the market centrally located within the popular commuter town of Coalville and in brief comprises bay fronted lounge, open plan kitchen/diner, utility room, study, sitting room and a ground floor shower room. Stairs rising to the first floor landing give way to four good sized bedrooms, two en-suite shower rooms and the family bathroom respectively whilst to the outside, a private rear garden with low maintenance at its core and frontage that offers off road parking for multiple vehicles. EPC RATING AWAITED.

## 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



## GROUND FLOOR

### Entrance Hall

Entered through a uPVC front door with inset opaque double glazed panel and comprising stairs rising to the first floor, coving, inset down lights and timber effect laminate flooring.

### Lounge

11'3" x 13'9" (3.43m x 4.19m)

Enjoying a uPVC double glazed bow window to front, electric effect fireplace and timber effect vinyl flooring.

### Study

8'6" x 8'9" (2.59m x 2.67m)

Having uPVC double glazed window to front.

### Open Plan Kitchen/Diner

17'6" x 20'3" (5.33m x 6.17m)

Inclusive off a range of wall and base units with complementary work surfaces, a five ring electric hob with electric oven and grill with splash screen and extractor over, a sink and drainer unit with swan neck mixer tap, breakfast bar island, inset down lights, timber effect laminate flooring and space and plumbing for appliances. Other benefits include access to under stairs storage, column radiator, uPVC double glazed window to rear and uPVC double glazed French doors accessing the private rear garden.

### Sitting Room

8'7" x 9'6" (2.62m x 2.90m)

Having uPVC double glazed French doors accessing the private rear garden, inset down lights and timber effect laminate flooring.

### Ground Floor Shower Room

5'7" x 6'2" (1.70m x 1.88m)

This three piece suite comprising a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, double walk in shower enclosure with splash prone surfaces and electric shower over, inset down lights, extractor fan, ceramic tiled flooring and a opaque uPVC double glazed window to side.

### Utility Room

8'5" x 4'7" (2.57m x 1.40m)

Benefitting from a rolled edge work surface beneath which lies space and plumbing for appliances and having ceramic tiled flooring, extractor fan, inset down lights and 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 comprises coving, inset down lights and loft hatch.

### Bedroom

11'0" x 13'8" (3.35m x 4.17m)

Having uPVC double glazed bow window to front and access to the en-suite.

### En-Suite Shower Room

5'9" x 6'9" (1.75m x 2.06m)

This three piece suite comprises a low level w.c, wash hand basin with mono bloc mixer tap, corner shower enclosure with electric power shower over whilst having opaque uPVC double glazed window to front, extractor fan, inset down lights and ceramic tiled flooring.

### Bedroom

11'4" x 11'8" (3.45m x 3.56m)

Having uPVC double glazed window to rear.

### Family Bathroom

5'7" x 8'9" (1.70m x 2.67m)

This three piece white suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, part tiled walls, panelled bath with mixer shower tap, opaque uPVC double glazed window to rear, extractor fan, inset down lights, chrome heated towel rail and vinyl flooring.

### Bedroom

8'8" x 9'6" (2.64m x 2.90m)

Having uPVC double glazed window to rear.

### Bedroom

8'8" x 10'0" (2.64m x 3.05m)

Having uPVC double glazed window to front and timber effect vinyl flooring.

### En-Suite Shower Room

This three piece suite comprises a vanity wash hand basin with mono bloc mixer tap, tiled splashbacks, low level push button w.c, corner shower enclosure with electric power shower over whilst having opaque uPVC double glazed window to side, extractor fan, inset down lights and ceramic tiled flooring.

## OUTSIDE

### Private Rear Garden

Having an Indian flag paved patio area surrounded by stone shingling and timber railway sleepers surround gives way to an elevated timber constructed seating area with bark chip potting garden and side access gate whilst surrounded by timber close board fencing. The garden also enjoys a water point with lawn and elevated rear seating area beyond a timber framed pergola and hosts a timber framed garden shed.

### Front

A block paved driveway offers off road parking and sits adjacent to a slabbed potting area and gives way to the front door beneath a canopy porch.



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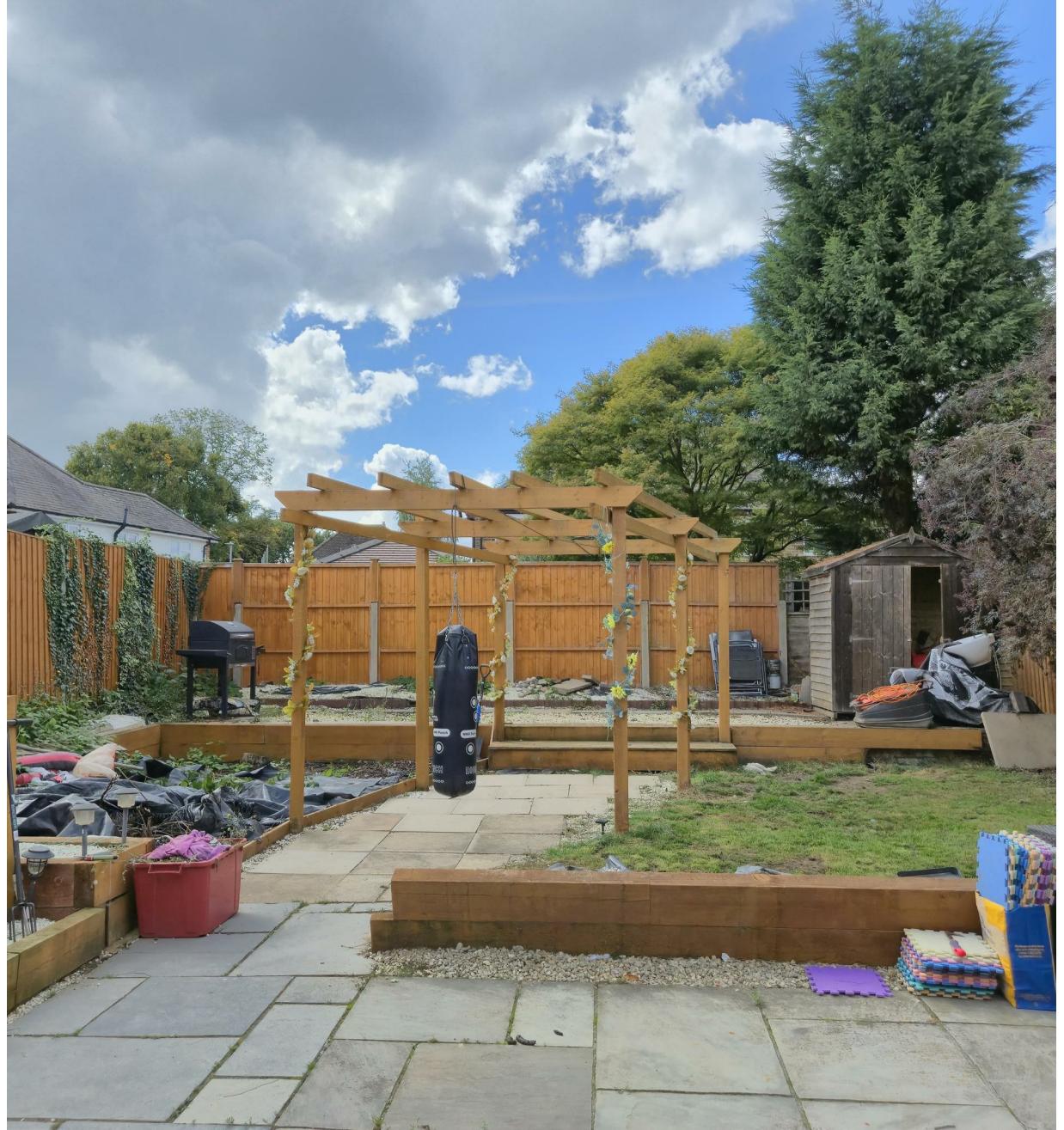
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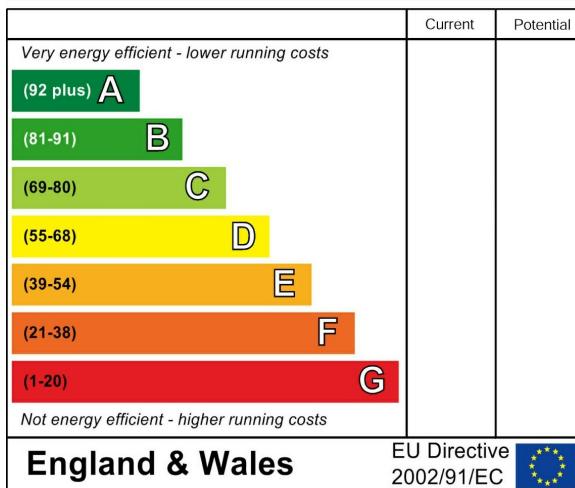
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## Energy Efficiency Rating



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

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\* 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.

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