



Sinclair

22 Dunbar Road, Coalville, Leicestershire, LE67 4RT

£247,500

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Three Bedrooms
- Lounge & Play Room
- South Facing Private Rear Garden
- Council Tax Band*: B
- Extended Semi Detached Home
- Kitchen/Diner
- Off Road Parking
- Price: £247,500

Overview

***OFFERED WITH NO UPWARD CHAIN *** This EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME features a private SOUTH FACING rear garden and is situated within the popular commuter town of Coalville. In brief, this cosy and well-presented property enjoys an entrance porch in which grants access to the entrance hall, lounge, kitchen/diner and open plan play room. Stairs rising to the first floor landing gives way to three bedrooms and family bathroom whilst the outside features a private rear garden, driveway and lawn to front. EARLY VIEWINGS COME HIGHLY ADVISED. 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.



22 Dunbar Road, Coalville, Leicestershire, LE67 4RT

Sinclair

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, ceramic tiled floor and wall lighting.

Entrance Hall

Enjoys cloaks storage, access to under stairs storage, stairs rising to the first floor, coving and ceramic tiled flooring.

Lounge

10'9" x 15'6" (3.28m x 4.72m)

This well decorated and inviting living space benefits from a uPVC double glazed window to front, timber effect laminate flooring, ceiling rose, coving and dado wall panelling.

Wren Kitchen/Diner

17'2" x 8'1" (5.23m x 2.46m)

Inclusive of a range of attractive wall and base units, butchers block work surfaces with inset Porcelain Belfast sink having swan neck mixer tap, four ring gas hob, electric oven/grill, coving and having inset down lights. Other benefits include an integrated dishwasher, pantry, timber effect laminate floor and opening into the play room.

Play Room

7'7" x 16'3" (2.31m x 4.95m)

Accessible via the open plan kitchen/diner, the play room comprises wall lighting, uPVC double glazed French doors to the garden with surrounding uPVC double glazed windows and having continued flooring from the kitchen/diner.

FIRST FLOOR

Landing

Stairs to the first floor landing gives way to three good sized bedrooms and family bathroom and comprises an airing cupboard, loft hatch and uPVC double glazed window to side.

Bedroom One

9'9" x 10'9" (2.97m x 3.28m)

Featuring a stunning open outlook via the uPVC double glazed window to front and having a range of fitted wardrobes.

Bedroom Two

9'4" x 9'1" (2.84m x 2.77m)

Benefitting from a range of fitted wardrobes and uPVC double glazed window to rear.

Bedroom Three

7'0" x 7'4" (2.13m x 2.24m)

Having coving and uPVC double glazed window to front.

Family Bathroom

7'4" x 5'4" (2.24m x 1.63m)

This three piece suite comprises a P-shaped panelled bath with splash screen with shower over, low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, timber effect vinyl flooring, tiled walls, extractor fan and opaque uPVC double glazed window to rear.

OUTSIDE

Private Rear Garden

Accessed via a timber side gate and surrounded by a range of timber board fence panelling, the garden benefits from privacy and a sunny south-facing aspect and comprises a paved patio area with block edging off of a tarmac courtyard and is facilitated by wall lighting and a water point whilst giving way to a raised lawn partitioned by timber sleepers with further slate shingled edging.

Front

A tarmacadamed driveway offers off road parking and sits adjacent to a well maintained lawn which in turn is edged with shrubs and gives way to a stone shingled area.

22 Dunbar Road, Coalville, Leicestershire, LE67 4RT

Sinclair



22 Dunbar Road, Coalville, Leicestershire, LE67 4RT

Sinclair



22 Dunbar Road, Coalville, Leicestershire, LE67 4RT

Sinclair



22 Dunbar Road, Coalville, Leicestershire, LE67 4RT

Sinclair



22 Dunbar Road, Coalville, Leicestershire, LE67 4RT





22 Dunbar Road, Coalville, Leicestershire, LE67 4RT

Sinclair



22 Dunbar Road, Coalville, Leicestershire, LE67 4RT

Sinclair

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) - The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Homesearch, Gov.uk and information provided and verified by our vendors.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

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.

Referral Fee Disclosure

Sinclair

Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01530 838338



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk