



9 Breach Road, Coalville, Leicestershire, LE67 3SB

£160,000

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Three Bedrooms
- Refitted Shower Room
- Private Rear Garden
- Council Tax Band*: A
- Terraced Home
- Open Plan Lounge/Diner
- Walking Distance To Town Centre
- Price: £160,000

Overview

This THREE BEDROOM MID TERRACE HOME situated within the centre of the popular commuter town of Coalville comes to the market having enjoyed modern decoration throughout. In brief, the property enjoys an entrance hall, open plan lounge/diner with access to expansive storage and giving way to the larger than average kitchen which in turn grants access to the refitted shower room. Stairs rising to the first floor landing gives way to three good sized bedrooms. Externally, the property enjoys a private rear garden. 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.

Ground Floor



First Floor



9 Breach Road, Coalville, Leicestershire, LE67 3SB

Sinclair

Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a uPVC front door with inset opaque double glazed panel which hosts stairs rising to the first floor and grants access to the lounge/diner.

Lounge/Diner

11'9" x 21'6" (3.58m x 6.55m)

Benefitting from a dual aspect with uPVC double glazed windows to front and rear, wall lighting, inset down lights, newly fitted carpet and having an expansive area of under stairs storage.

Kitchen

8'3" x 11'2" (2.51m x 3.40m)

Inclusive of the attractive range of wall and base units with complementary rolled edge work surfaces, one-and-a-half bowl sink and drainer unit, four ring gas hob with extractor hood over, electric oven and grill, tiling to splash prone areas, ceramic tiled flooring. Other benefits include inset down lights, wall mounted gas fired central heating boiler, space and plumbing for appliances, uPVC double glazed window to side and having opaque uPVC door accessing the rear garden.

Refitted Shower Room

6'3" x 7'3" (1.91m x 2.21m)

This three piece suite comprises a double shower enclosure with thermostatic waterfall mixer shower tap, vanity wash hand basin, low level push button w.c, ceramic tiled walls and flooring, inset down lights, extractor fan and opaque uPVC double glazed window to side.

FIRST FLOOR

Landing

Stairs rising to the first floor gives way to three good sized bedrooms and having coving.

Bedroom One

11'9" x 11'7" (3.58m x 3.53m)

Having coving, over stairs storage which in turn grants access to the loft hatch and uPVC double glazed window to front.

Bedroom Two

8'6" x 9'6" (2.59m x 2.90m)

Having coving and uPVC double glazed window to rear.

Bedroom Three

6'5" x 6'8" (1.96m x 2.03m)

Having coving and uPVC double glazed window to rear.

OUTSIDE

Private Rear Garden

A paved area to the side of the property facilitated by a water point and side gated access gives way to a mostly lawned rear garden surround by timber close board fencing.

9 Breach Road, Coalville, Leicestershire, LE67 3SB

Sinclair



9 Breach Road, Coalville, Leicestershire, LE67 3SB

Sinclair



9 Breach Road, Coalville, Leicestershire, LE67 3SB


Sinclair



9 Breach Road, Coalville, Leicestershire, LE67 3SB

Sinclair

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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