



Sinclair

9 Breach Road, Coalville, Leicestershire, LE67 3SB

£160,000

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



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## 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 covings.

#### Bedroom One

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

Having covings, 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 covings and uPVC double glazed window to rear.

#### Bedroom Three

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

Having covings 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.

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## Energy Efficiency Rating

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

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### Referral Fee Disclosure

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## Thinking of Selling?

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



**Sinclair**

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