



Sinclair

28 Sharpley Avenue, Coalville, Leicestershire, LE67 4DT

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Offers In Excess Of
£260,000

Property at a glance

- Four Bedrooms
- En-suite and Shower Room
- Workshop
- Council Tax Band*: B
- Semi detached Home
- Open Plan Living Kitchen/Diner
- Off Road Parking
- Price: £260,000

Overview

This FOUR BEDROOM SEMI DETACHED HOME comes to the market after having been modernised throughout and offers a host of modern amenities. In brief, the property enjoys entrance hall, lounge and an impressive open plan living kitchen/diner with utility room to the ground floor. Newly carpeted stairs accessing the first floor landing which in turn grants access to four bedrooms including the shower room and further en-suite shower room. Externally, the property enjoys a workshop, private rear garden and ample frontage able to accommodate off road parking for multiple vehicles. Positioned within a sought after part of the commuter town of Coalville, this property is not one to miss! 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.

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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a uPVC double glazed front door with inset opaque double glazed panel and having adjacent uPVC double glazed window to front with timber effect ceramic tiled flooring, inset down lights and stairs rising to the first floor.

Lounge

11'4" x 17'3" (3.45m x 5.26m)

Benefitting from a dual aspect with uPVC double glazed window to front and a set of uPVC French doors accessing the private rear garden and comprising an open fireplace with brick surround and having timber effect ceramic tiled flooring.

Living Kitchen/Diner

12'8" (widening to 15'11") x 25'7" (3.86m (widening to 4.85m) x 7.80m)

Inclusive of an attractive range of wall and base units with complementary work surfaces, tiled splash backs, integrated dishwasher, four ring electric hob with extractor hood over, electric oven and grill, one-and-a-half bow sink and drainer unit with swan neck flexi hose mixer tap, breakfast bar peninsular, dual aspect comprising uPVC double glazed windows to front, side and rear. Other benefits include inset down lights, integrated washing machine, timber effect ceramic tiled flooring, access to under stairs storage and a composite side door accessing the side driveway.

Utility Room

5'2" x 5'9" (1.57m x 1.75m)

Having continued flooring from the kitchen/diner, work surface, space and plumbing for appliances, inset down lights, part tiled walls and housing the gas fired central heating boiler.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to four bedroom including the shower room and en-suite and comprises a loft hatch.

Bedroom One

11'9" x 11'0" (3.58m x 3.35m)

Having uPVC double glazed window to front, a fitted wardrobe and granting access to the en-suite.

En-Suite Shower Room

This three piece suite comprises a low level push button w.c, vanity wash hand basin, shower enclosure, timber effect laminate flooring, partly tiled walls, inset down lights and opaque uPVC double glazed window to side.

Bedroom Two

11'4" x 10'1" (3.45m x 3.07m)

Having uPVC double glazed window to front.

Bedroom Three

6'9" x 10'3" (2.06m x 3.12m)

Having uPVC double glazed window to rear.

Bedroom Four

15'0" x 6'1" (4.57m x 1.85m)

Having uPVC double glazed window to rear.

Shower Room

4'8" x 8'1" (1.42m x 2.46m)

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

OUTSIDE

Private Rear Garden

Having raised timber decking giving way to an artificial lawn which is facilitated by a water point and multiple external power points and enclosed by timber close board fencing. Steps ascend to a raised lawn with a further patio area.

Workshop/Garage

14'10" x 11'1" (4.52m x 3.38m)

Entered via double timber framed doors to front and having a separate composite personal door to side.

Front

A stone shingled frontage accommodates off road parking for multiple vehicles and sits beyond a half height close board fence and is complemented by a host of shrubs.

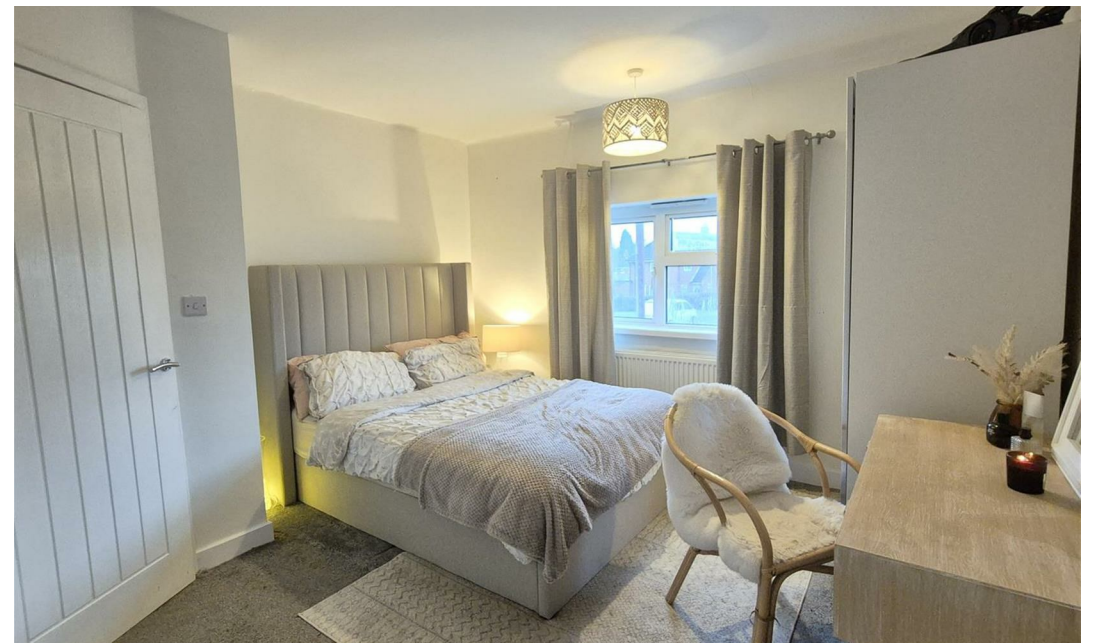
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Fixture & Fittings

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Referral Fee Disclosure

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Thinking of Selling?

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