



Sinclair

52 Sharpley Avenue, Coalville, Leicestershire, LE67 4DT

£345,000

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

## Property at a glance

- Three Double Bedrooms
- Modern Breakfast Kitchen
- Private Rear Garden With Views
- Council Tax Band\*: D
- Spacious Lounge/Diner
- Shower Room & Family Bathroom
- Garage & Parking
- Price: £345,000

## Overview

This well presented THREE DOUBLE BEDROOM detached home comes to the market enjoying a private rear garden with field views beyond, garage and parking. The immaculate accommodation comprises porch, reception hall, spacious lounge/diner, modern breakfast kitchen, garden room/conservatory, shower room and to the first floor, three double bedrooms, all with fitted furniture and family bathroom. Externally the property offers stunning gardens to both the front and rear, playing fields to the rear of the garden with garage and parking to the front. EPC RATING C.

## Location\*\*

The village of Whitwick is one of North West Leicestershire's best kept secrets as it borders the renowned Charnwood Forest and some of the county's most scenic countryside. It has a selection of public houses, the newly built Whitwick and Coalville Leisure Centre, two sought after primary schools, park, post office, coffee shops, shops, a supermarket and several churches. As well as bordering Charnwood, Whitwick is also home to Holly Hayes wood, Grace Dieu woods and High Cademan which all provide attractive countryside walks and wildlife. Nearest Airport: East Midlands (10.4miles) Nearest Train Station: Loughborough (8.8 miles) Nearest Town: Coalville (1.4 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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## GROUND FLOOR

Having Oak internal doors throughout the property and comprising:

### Storm Porch

Having uPVC double glazed entrance door through to the reception hall.

### Reception Hall

With open balustrade staircase rising to the first floor, oak veneer flooring and contemporary oak doors accessing the open plan lounge/diner (with conservatory/garden room off) and re-fitted breakfast kitchen (with shower room off).

### Lounge/Diner

22'3 x 11'11 (6.78m x 3.63m)

There is a feature central fireplace place with exposed brick and tiled hearth, an inset coal effect gas fed fire, radiator, uPVC double glazed window to front with fitted shutter blinds. To the dining area there is a further radiator and uPVC double glazed sliding doors accessing the garden room/conservatory.

### Garden Room/Conservatory

12'11 x 11'6 (3.94m x 3.51m)

A pleasant room, brick built base and uPVC double glazed construction with the windows having fitted blinds. The room enjoys views over the immaculate garden, a suspended ceiling fan light, under floor heating to the tiled floor.

### Breakfast Kitchen

13'1 x 13'0" (3.99m x 3.96m)

The breakfast kitchen is beautifully fitted with modern base and wall units, solid granite Corian workfaces with matching upstand, a central gas hob with surround and pan draws under, Miele single combination oven and above a smaller Miele combination oven incorporating microwave. Built in dishwasher, one-and-a half sink and drainer, tiled flooring and inset down lights. There is space saving corner cupboard, a breakfast bar, tall free standing fridge/freezer, uPVC double glazed window over looking the garden and door accessing the rear lobby.

### Rear Lobby

Gives way to the downstairs re-fitted shower room, personnel door to the garage and a uPVC door accessing the garden.

### Shower Room

Having white contemporary three piece suite comprising walk-in shower area with glass screening, a vanity unit with inset wash hand basin, cupboards under, a low flush wc with concealed system, heated chrome towel rail, uPVC double glazed opaque window, tiled walls and tiled flooring with under floor heating.

## FIRST FLOOR LANDING

Oak doors accessing three double bedrooms and a family bathroom, loft access leading to a boarded loft with pull down ladder and uPVC double glazed window.

### Bedroom One

11'3 x 11'1 (front of wardrobe/cupboards) (3.43m x 3.38m (front of wardrobe/cupboards))

Having uPVC double glazed window to rear with fitted shutter blinds enjoying views of the garden and fields beyond, radiator, an ample range of fitted bedroom furniture including wardrobe/cupboards and airing cupboard with emersion heater, water tank and shelving.

### Bedroom Two

12'0" x 8'10 (front of wardrobe/cupboards) (3.66m x 2.69m (front of wardrobe/cupboards))

Having uPVC double glazed window with fitted shutter blind to rear over looking the garden, radiator and having ample range of fitted wardrobes including matching bed side units and dressing table and drawers.

### Bedroom Three

9'1 x 8'6 (2.77m x 2.59m)

Having uPVC double glazed window to front with fitted day/night blind, a range of fitted bedroom furniture, including wardrobes, bed side table, overhead storage and a dressing table with drawers and cupboard.

### Bathroom

Fitted with a white three piece suite comprising panelled bath with cascade chrome mixer tap, low flush wc, vanity wash hand basin with draw storage under, tiled walls, tiled flooring, heated towel rail and a uPVC double glazed opaque window.

## OUTSIDE

### Private Rear Garden

The rear garden is a stunning feature with Indian sandstone patio and pathways with block edging to a shaped lawn beyond, a pergola detailing area and borders are well stocked with a variety of mature plants, shrubs and trees. There is a central water feature and hidden to the rear of the boundary is a timber built shed and gated access to the playing fields to rear. The garden has electric power points water and lighting.

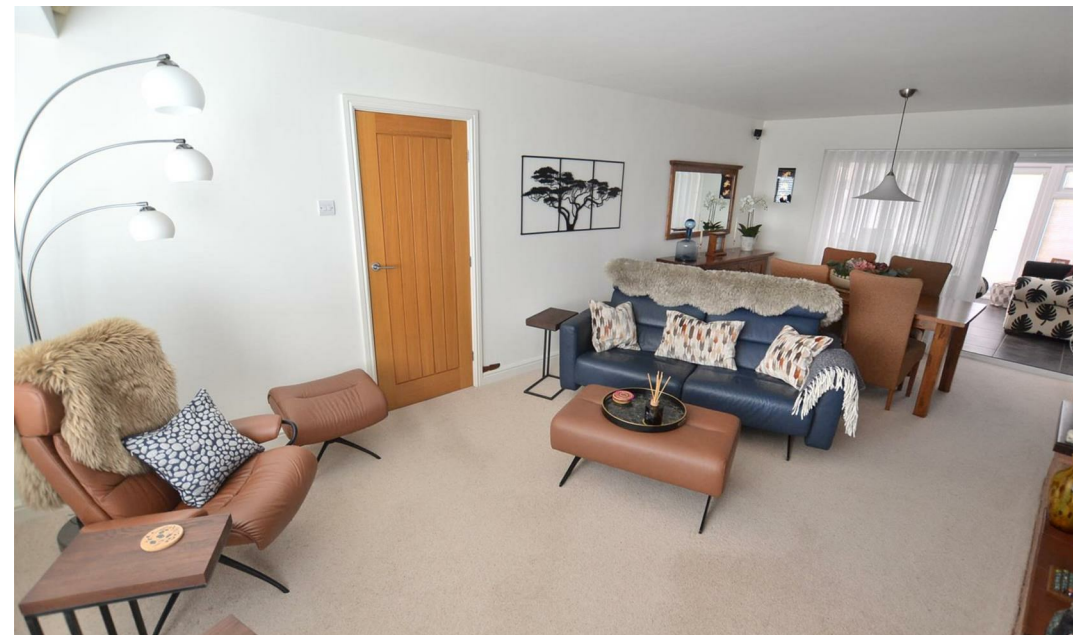
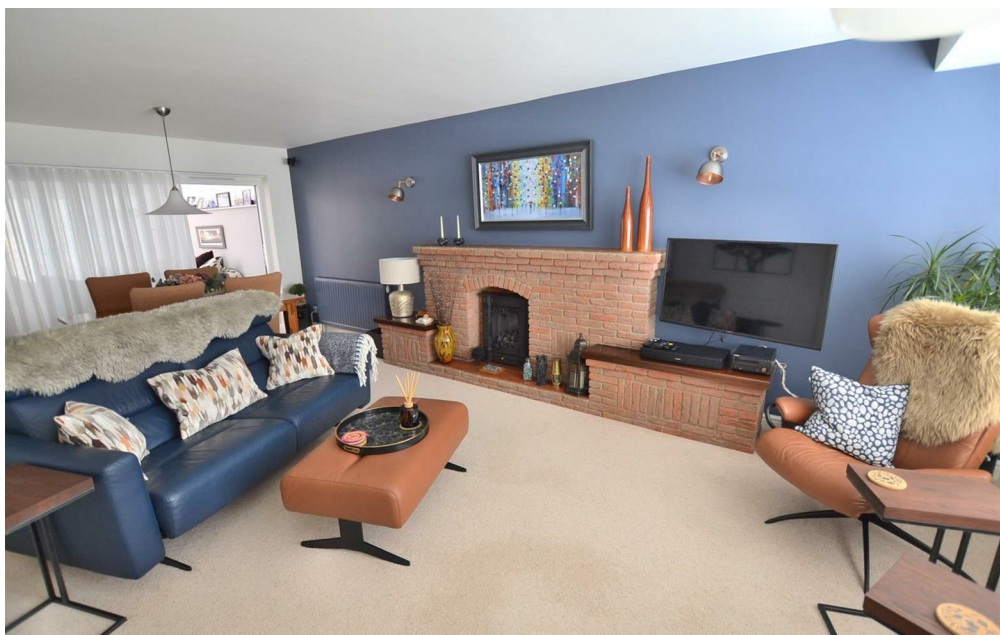
### Front

Providing off road car standing, shaped pathways leading to the entrance door and side access to the rear. There is a shaped front lawn and hedge to the front boundary.

### Garage

20'4 x 9'6 (6.20m x 2.90m)

With an electric roller shutter door, light and power. The garage also has a utility area with space and plumbing for appliances, rolled edge worksurfaces and a uPVC double glazed window.



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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>		
(69-80) <b>C</b>		
(55-68) <b>D</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	

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## 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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3 Belvoir Road, Coalville, Leicestershire, LE67 3PD  
Tel: 01530 838338

Email: [coalville@sinclairestateagents.co.uk](mailto:coalville@sinclairestateagents.co.uk)