



Sinclair

11 Page Close, Coalville, Leicestershire, LE67 4GH

£237,500

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Property at a glance

- Three Storey Semi Detached
- L-Shaped Lounge/Diner
- Larger Than Average Rear Garden
- Council Tax Band*: C
- Three Bedrooms
- En-suite & Family Bathroom
- Garage & Parking
- Price: £237,500

Overview

Occupying a CORNER PLOT this THREE BEDROOM THREE STOREY SEMI DETACHED FAMILY HOME comes to the market situated within the popular commuter town of Coalville. In brief, the property enjoys, entrance hall, integral garage, ground floor bedroom, guest cloakroom, stairs rising to the the first floor landing giving way to the L-shaped lounge/diner and kitchen with further stairs to the second floor. On the second floor the property boasts a family bathroom, two double bedrooms and shower room en-suite. Externally, the property enjoys a larger than average rear garden and a sizeable frontage able to accommodate parking for multiple vehicles. EPC RATING C.

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 A42 motorways which enable swift and easy to the cities of the East and West Midlands as well as London and the North. The town has an estimated population of 33,000 (2003) and 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(J22) 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.



Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a composite front door and comprising stairs rising to the first floor landing and having timber effect laminate flooring.

W.C.

Comprising a low level w.c, pedestal wash hand basin, tiled splash backs, opaque uPVC double glazed window to side and timber effect laminate flooring.

Bedroom Three

9'1" x 8'0" (2.77m x 2.44m)

Having uPVC double glazed window to rear and timber effect laminate flooring.

FIRST FLOOR

Landing

Stairs rising to the first floor landing giving way to the kitchen and lounge/diner and comprising uPVC double glazed windows to front and side.

Kitchen

9'2" x 8'9" (2.79m x 2.67m)

Inclusive of the attractive range of wall and base units, four ring electric hob with extractor hood over, electric oven/grill, sink and drainer unit with swan neck mixer tap, tiled splash backs, space and plumbing for appliances, uPVC double glazed window to rear and laminate flooring.

L-Shaped Lounge/Diner

11'5" (narrowing to 8'3") x 19'7" (3.48m (narrowing to 2.51m) x 5.97m)

Enjoying a dual aspect with Juliet balcony with accompanying uPVC French doors to front with uPVC double glazed window to rear.

SECOND FLOOR

Landing

Stairs rising to the second floor landing gives way to the family bathroom, two double bedrooms and en-suite. The landing comprises a loft hatch and airing cupboard housing the hot water cylinder.

Family Bathroom

6'4" x 5'5" (1.93m x 1.65m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin, panelled bath with splash screen and thermostatic mixer shower over, tiled splash backs, extractor fan and uPVC double glazed opaque window to rear.

Bedroom Two

10'4" x 8'9" (3.15m x 2.67m)

Having uPVC double glazed window to rear.

Bedroom One

10'8" x 10'4" (3.25m x 3.15m)

Having uPVC double glazed window to front and a range of fitted wardrobes.

En-Suite Shower Room

This two piece suite comprises a vanity wash hand basin with mixer tap, tiled splash backs, shower enclosure with thermostatic bar mixer tap, extractor fan and opaque uPVC double glazed window to front.

OUTSIDE

Private Rear Garden

A paved patio facilitated by a water point is surrounded by slate shingled edging, a well maintained lawn leading to the rear portion of the garden which in turn offers a separate seating area and is enclosed by timber close board fencing and side gated access.

Front

A tarmacadamed driveway offers off road parking and sits adjacent to an area of stone shingling and in turn boasts additional car standing for multiple vehicles and leads to the front door beneath a canopy porch.

Garage

7'9" x 19'9" (2.36m x 6.02m)

Entered via an up-and-over entrance door with further personal doors accessing the entrance hall and rear garden and having light, power, work surface, plumbing for appliances and a wall mounted gas fired central heating boiler.










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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	75	
(55-68) D		
(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

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Sinclair

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