



Sinclair

22 Action Man Road, Coalville, Leicestershire, LE67 3EH

40% Shared ownership
£86,000

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Property at a glance

- 40% Shared Ownership
- Semi Detached Home
- Private Rear Garden
- Council Tax Band*: A
- Two Double Bedrooms
- Open Plan Kitchen/Diner
- Driveway
- Price: £86,000

Overview

*** 40% SHARED OWNERSHIP *** This TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE offering an ideal first time purchase comes to the market enjoying a modern interior and in brief, enjoys a lounge, ground floor WC, an open plan kitchen/diner to the ground floor with stairs rising to the first floor landing giving way to two double bedrooms and the three piece family bathroom suite. Externally the property benefits from a low maintenance private garden to the rear and driveway providing ample off road parking. The property is situated within walking distance to the centre of the commuter town of Coalville. Contact us for more information. EPC RATING B.

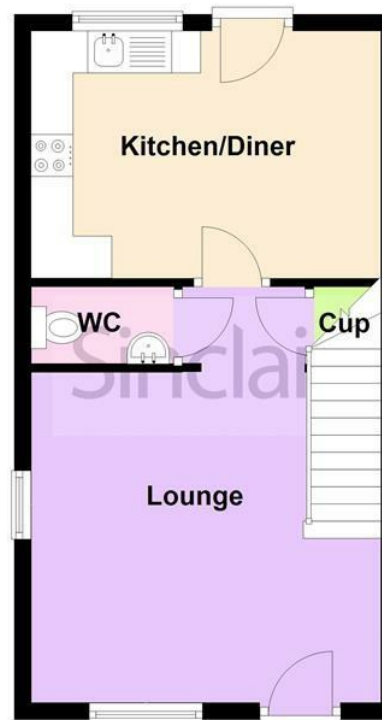
Location**

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

Lounge

13'8" x 16'4" (4.17m x 4.98m)

Entered through a composite front door with inset opaque uPVC double glazed panel and featuring herringbone effect laminate flooring, dual aspect with uPVC double glazed window to front and side, stairs rising to the first floor and access to under stairs storage.

W.C.

Enjoying timber effect vinyl flooring, pedestal wash hand basin with mono bloc mixer tap, low level push button w.c, tiled splash backs and extractor fan.

Kitchen/Diner

13'8" x 9'8" (4.17m x 2.95m)

Inclusive of a range of wall and base units with complimentary rolled edge work surfaces, a four ring gas hob with splash screen and extractor hood over, electric oven/grill, concealed gas fired central heating boiler, a sink and drainer unit with swan neck mixer tap, tiled splash backs, space and plumbing for multiple appliances, vinyl flooring, uPVC double glazed window to rear and having a composite door with inset opaque uPVC double glazed panel accessing the private rear garden.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to two double bedrooms and family bathroom and comprises a loft hatch and PIV air filtration system.

Bedroom One

13'8" x 9'1" (4.17m x 2.77m)

Having two uPVC double glazed windows to rear.

Bedroom Two

13'8" (max) x 10'0" (4.17m (max) x 3.05m)

Having uPVC double glazed window to front and access to over stairs storage.

Family Bathroom

5'6" x 6'6" (1.68m x 1.98m)

This three piece white suite comprises a low level push button WC, pedestal wash hand basin with mono bloc mixer tap, panelled bath with splash screen and thermostatic mixer shower over, tiling to splash prone area, ceramic tiled flooring, extractor fan and opaque uPVC double glazed window to side.

OUTSIDE

Private Rear Garden

A paved seating area sits adjacent to a well maintained lawn which is surrounded by timber close board fencing and boasts a stone shingled seating area to the rear of the garden, water point and side gated access.

Front

Having a tandem tarmacadamed driveway offering off road parking for multiple vehicles and leads to paved walkway accessing the front door beneath a canopy porch and partitioned by privet hedging and wall mounted lighting.

Rent/Charges

Please note there is further rent payable on the remaining 60% share of £324.24 pcm including service charge.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		97
(81-91) B	84	
(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	

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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Photographs

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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

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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.
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