



Sinclair

37 London Road, Coalville, Leicestershire, LE67 3JB

£185,000

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

## Property at a glance

- Two Double Bedrooms
- Lounge & Dining Room
- Private Rear Garden
- Council Tax Band\*: A
- Four Piece Family Bathroom
- Kitchen & Utility
- Off Road Parking
- Price: £185,000

## Overview

TWO DOUBLE BEDROOM period terraced home featuring OFF ROAD PARKING and being close to the town's amenities. The property offers, entrance hall, dining room, lounge with LOG BURNER, modern fitted kitchen and utility to the ground floor and then two double bedrooms and FOUR PIECE family bathroom to the first floor. Externally offers a private rear garden with summer house and block paved driveway for off road parking. EPC RATING D.

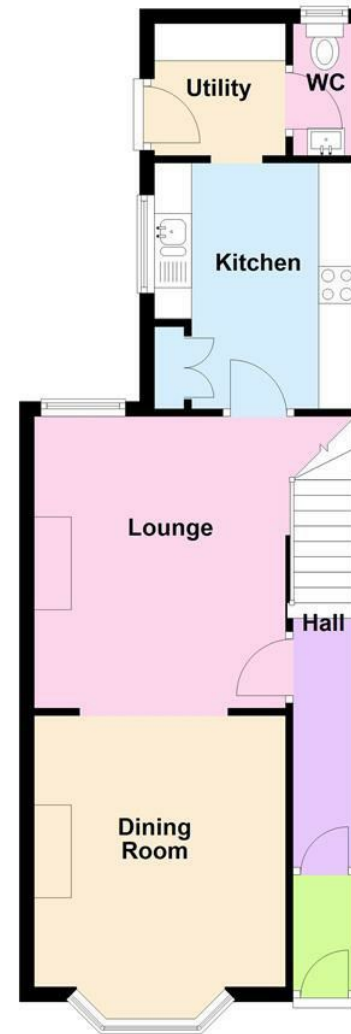
## Location\*\*

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

Having uPVC double glazed front door, oak flooring with footwell and stairs raising to the first floor.

#### Dining Room

10'9" x 12'0" (3.28m x 3.66m)

Having uPVC double glazed bay window to front, coving, ceiling rose, oak flooring and double doors into the lounge.

#### Lounge

10'9" x 12'11" (3.28m x 3.94m)

Having uPVC double glazed window to rear, brick feature fireplace with slate hearth and log burner, coving and oak flooring.

#### Kitchen

8'11" x 10'11" (2.72m x 3.33m)

Having a modern range of base and wall units, rolled edge work surfaces, four ring gas hob, electric oven and grill, extractor hood, partial splash backs, one and a half bowl sink and drainer unit with flexi hose swan neck mixer tap, space for appliances, uPVC double glazed window to side, double larder cupboard and ceramic tiled floor.

#### Utility

5'10" x 5'11" (1.78m x 1.80m)

Having ceramic tiled floor, work surface, space for appliances and uPVC double glazed door to side.

#### Guest Cloakroom

2'7" x 5'11" (0.79m x 1.80m)

Having low level push button w.c, uPVC double glazed opaque window to rear and timber effect laminate flooring.

### FIRST FLOOR LANDING

Having loft access and over stairs storage.

#### Bedroom One

13'11" x 12'1" (4.24m x 3.68m)

Having uPVC double glazed window to front.

#### Bedroom Two

7'7" x 12'11" (2.31m x 3.94m)

Having uPVC double glazed window to rear, timber effect laminate flooring, inset down lights and cast iron feature fireplace.

#### Bathroom

8'7" x 10'11" (2.62m x 3.33m)

Having four piece white suite comprising corner bath with telephone style taps with shower attachment, low level push button w.c, oversized wall mounted wash hand basin with mono bloc mixer tap, double shower cabinet with thermostatic waterfall shower, tiled splash backs, inset shelving, inset down lights, chrome heated towel rail, timber effect laminate flooring and uPVC double glazed opaque window to rear.

### OUTSIDE

#### Private Rear Garden

Having water point, paved seating area, lawn, further raised paved patio with timber sleeper edging and summer house. The property has gated shared access for bins etc.

#### Summer House

Having uPVC double glazed front door, light and power.

#### Front

Having block paved driveway providing off road parking.



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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>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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.

\* 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.

### Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### 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.

### Tenure

We are advised by the vendor(s) that the premises are Freehold

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## Thinking of Selling?

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



**Sinclair**

Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.  
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

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