

Sinclair



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

40% Shared ownership
£85,000

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Property at a glance

- 40% Shared Ownership
- Two Double Bedrooms
- Lounge & Kitchen/Diner
- Council Tax Band*: B
- 121 Years On The Lease
- Semi-Detached House
- Modern Throughout
- Price: £85,000 - 40% Shared Ownership

Overview

*** 40% SHARED OWNERSHIP *** This TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE comes to the market within a popular modern development within the commuter town of Coalville 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 respectively. Externally the property benefits from a good sized garden to the rear and ample off road parking to front. Ideal for a first time purchaser, this property is one not to miss. EPC RATING B.

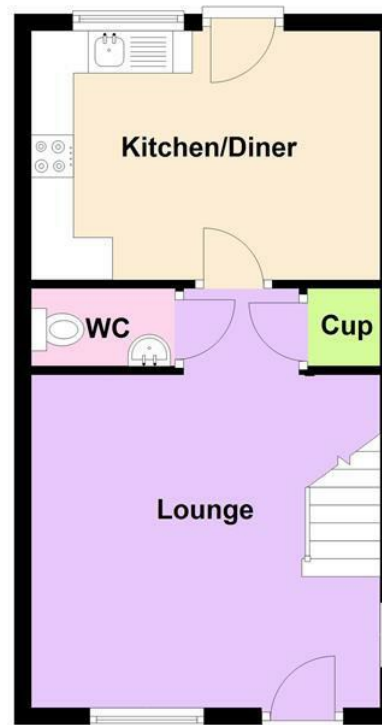
Location**

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

13'6" x 12'4" (4.11m x 3.76m)

Entered via a composite front door and having timber effect laminate flooring, a dual aspect with uPVC double glazed windows to the front and side, stairs rising to the first floor and access to understairs storage.

WC

Comprising a low level, push button WC, pedestal wash hand basin with monobloc mixer tap, tiled splashbacks, timber effect vinyl flooring and an extractor fan.

Kitchen/Diner

13'6" x 9'8" (4.11m 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, a sink and drainer unit with tiled splash backs, having both space and plumbing for multiple appliances with a electric oven/grill, vinyl flooring, uPVC double glazed window to rear and having a composite door to the rear accessing the private rear garden.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to two double bedrooms and the family bathroom and comprise a loft hatch, a uPVC double glazed window to side and a PIV air filtration system.

Bathroom

5'4" x 6'7" (1.63m x 2.01m)

This three piece white suite comprises a low level, push button WC, pedestal wash hand basin with monobloc mixer tap, panelled bath with splash screen and thermostatic mixer shower over, tiling to splash prone area, vinyl flooring and an extractor fan.

Double Bedroom

10'1" x 10'0" (3.07m x 3.05m)

uPVC double glazed window to the front with access to over stairs storage.

Double Bedroom

13'6" x 9'1" (4.11m x 2.77m)

Benefitting from two uPVC double glazed windows to the rear.

OUTSIDE

Rear Garden

A paved patio area facilitated by a water point and surrounded by timber closed board fence panelling gives way to a well maintained lawn and is accessed via a side gate and benefits from raised flowerbeds with timber sleepers and having a stone shingle patio area and further timber framed garden shed.

Front

A tandem tarmacadam driveway offers off road parking for multiple vehicles and sits adjacent to a paved walkway accessing the front door beneath a canopy porch along with a well maintained lawn hosting a range of flowers and shrubs.

Rent/Charges

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

This includes:

Rent/Ground Rent - £306.55

Management Charge - £2.31

Service/Buildings Insurance - £15.38



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B	83	
(69-80) C		
(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

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

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Photographs

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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.

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Thinking of Selling?

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