



35 Swannington Road, Coalville, Leicestershire, LE67 3NF

£169,950

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Two Double Bedrooms
- Open Plan Kitchen/Dining Room
- Field Views
- Council Tax Band*: A
- Terraced Home
- First Floor Bathroom
- Close To Amenities
- Price: £169,950

Overview

This TWO DOUBLE BEDROOM TERRACE HOME ideal for FIRST TIME BUYERS comes to the market enjoying FIELDS VIEWS, first floor bathroom and open plan kitchen/dining room. In brief, the property comprises lounge, open plan kitchen/dining room with stairs rising to the first floor landing giving way to two double bedrooms and three piece bathroom suite. Externally, the property enjoys a rear garden and low maintenance frontage. Early viewings come highly advised to avoid disappointment. 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).

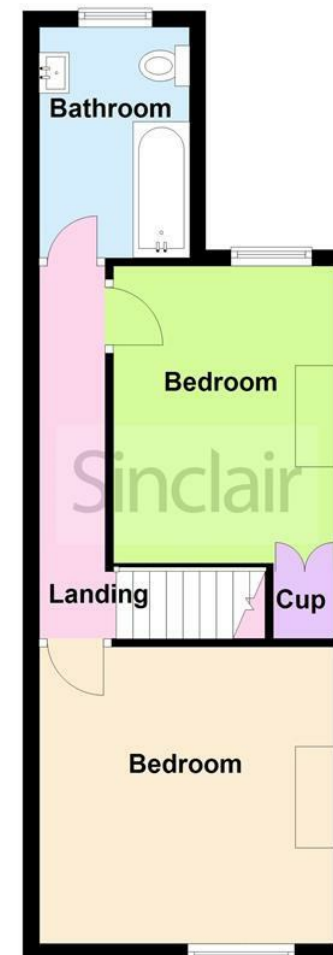


** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



35 Swannington Road, Coalville, Leicestershire, LE67 3NF

Sinclair

Detailed Accommodation

GROUND FLOOR

Entrance Porch

Entered via a composite front door and having a quarry tiled floor.

Lounge

12'0" x 12'0" (3.66m x 3.66m)

Enjoying a uPVC double glazed window to front, open fireplace with polish granite effect surround and hearth with adjacent alcove lighting, picture rail and coving.

Dining Room

12'0" x 12'0" (3.66m x 3.66m)

Having stairs rising to the first floor landing, access to under stairs storage, dado rail, coving, uPVC double glazed window to rear and opening into the kitchen.

Kitchen

6'1" x 13'5" (1.85m x 4.09m)

Inclusive of an attractive range of wall and base units with complementary rolled edge work surfaces, four ring gas hob with extractor over, tiled splash backs, electric oven and grill, space and plumbing for appliances, sink and drainer unit, Herringbone effect vinyl flooring, uPVC double glazed door to side and having dual aspect with uPVC double glazed windows to side and rear.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way two double bedrooms and bathroom and comprises a loft hatch which in turn enjoys a Velux window, light and power.

Bedroom One

12'0" x 12'0" (3.66m x 3.66m)

Having coving and uPVC double glazed window to front.

Bedroom Two

9'0" x 12'0" (2.74m x 3.66m)

Having access to over stairs storage which hosts the gas fired central heating boiler and enjoying field views via the uPVC double glazed window to rear.

Bathroom

6'0" x 9'4" (1.83m x 2.84m)

This three piece suite comprises low level push button w.c, panelled bath with splash screen and mixer waterfall thermostatic shower over with splash back panelling, vanity was hand basin, extractor fan, vinyl flooring and uPVC opaque double glazed window to rear.

OUTSIDE

Rear Garden

Having a paved patio area facilitated by a side gate (neighbouring property has access over the garden), timber close board fencing, well maintained lawn and paved walkway access the rear of the garden surrounded by a range of shrubs.

Front

A paved walkway accessing the front door sits adjacent to a modest courtyard surrounded by a dwarf brick wall.

35 Swannington Road, Coalville, Leicestershire, LE67 3NF

Sinclair



35 Swannington Road, Coalville, Leicestershire, LE67 3NF





35 Swannington Road, Coalville, Leicestershire, LE67 3NF

Sinclair



35 Swannington Road, Coalville, Leicestershire, LE67 3NF

Sinclair



35 Swannington Road, Coalville, Leicestershire, LE67 3NF


Sinclair



35 Swannington Road, Coalville, Leicestershire, LE67 3NF

Sinclair

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	67	
(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.

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) - The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Homesearch, Gov.uk and information provided and verified by our vendors.

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.

Referral Fee Disclosure

Sinclair

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.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk