

# Sinclair



29 John Cooper Way, Coalville

£240,000

## 29 John Cooper Way

Coalville

Built c.2016 by David Wilson Homes and set at the end of a cul-de-sac away from the main road, with a pleasant outlook. Convenient for access to the A511/Bardon Road, which in leads into Coalville, the M1 and A42. The accommodation comprises: entrance hallway with a guest wc, dual aspect lounge, impressive dining/kitchen with French doors opening onto the garden and a built-in double oven and hob. There is also a utility room off the kitchen. On the first floor, there are two double bedrooms and a single third bedroom, The master bedroom has an en-suite shower room. There is also a main family bathroom with a three piece suite and over bath shower. The property has gas central heating, double glazing, parking for two cars and a pleasant enclosed rear lawn and patio garden.

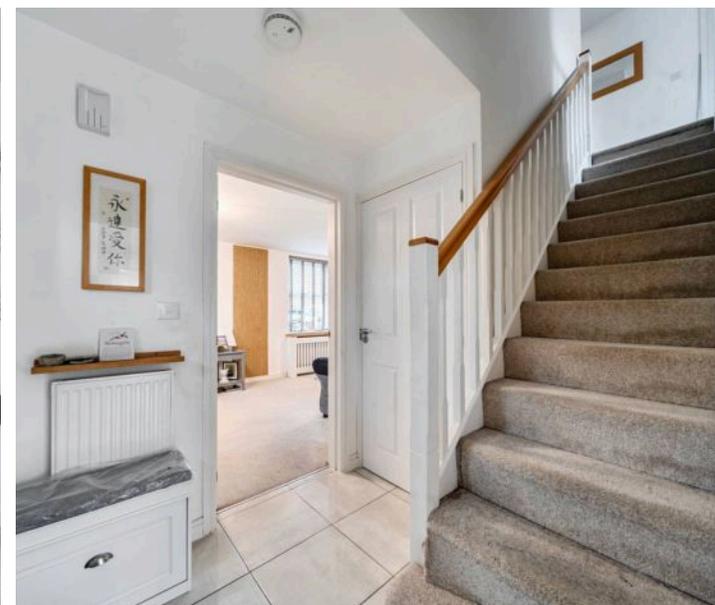
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Three Bedrooms
- Semi Detached Home
- Open Plan Kitchen/Diner
- En-suite & Family bathroom
- Modern Throughout
- Off Road Parking



## GROUND FLOOR

### Entrance Hall

Accessed via a double-glazed entrance door with tiled flooring, a radiator, stairs rising to the first floor and doors leading off.

### Lounge

17' 9" x 10' 6" (5.41m x 3.20m)

Dual aspect sitting room with two radiators, double glazed front and side windows and ceiling spotlights.

### Kitchen/Diner

17' 9" x 10' 2" (5.41m x 3.10m)

Impressive kitchen/dining room with French doors open onto the garden. Fitted range of base and wall units with an inset sink and drainer. There is a built in double electric oven, gas hob and hood; along with space for a fridge/freezer. Tiled flooring, a radiator, ceiling spotlights and a boiler cupboard housing the wall mounted gas boiler. Double glazed front and side windows and a door to:

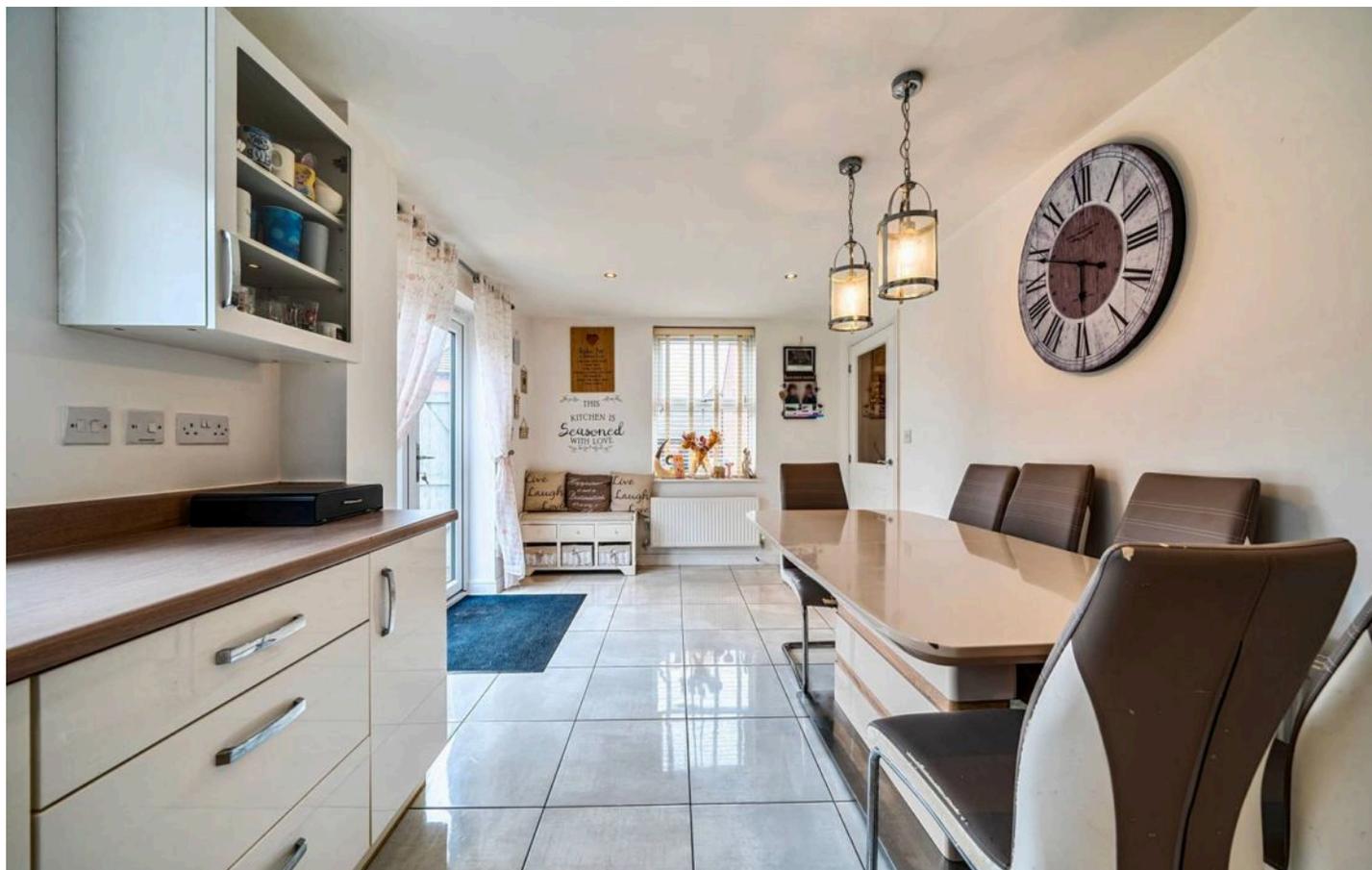
### Utility Room

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

With storage cupboards and a worktop. Plumbing for a washing machine and space for a tumble dryer. Tiled flooring, a radiator and under stairs storage cupboard.

### Guest W/C

Two-piece suite comprising WC and wash hand basin. With a radiator, tiled splashbacks and flooring, ceiling spotlights and an extractor vent.



## FIRST FLOOR

### Landing

With a built in airing cupboard housing the hot water cylinder, radiator and access to the loft space, via a pull down ladder. The loft is part boarded with lighting, providing useful storage space.

### Master Bedroom

11' 1" x 10' 0" (3.38m x 3.05m)

Generous master bedroom with a range of freestanding wardrobes (which may be included in the sale). A radiator, double glazed front window and door to:

### En-suite

5' 10" x 5' 9" (1.78m x 1.75m)

Three piece suite comprising shower, wash hand basin and WC. With a heated towel rail, tiled splashbacks, ceiling spotlights, an extractor vent and double glazed front window.

### Bedroom Two

10' 10" x 9' 8" (3.30m x 2.95m)

Second double bedroom with a radiator, double glazed front window and over stairs storage cupboard.

### Bedroom Three

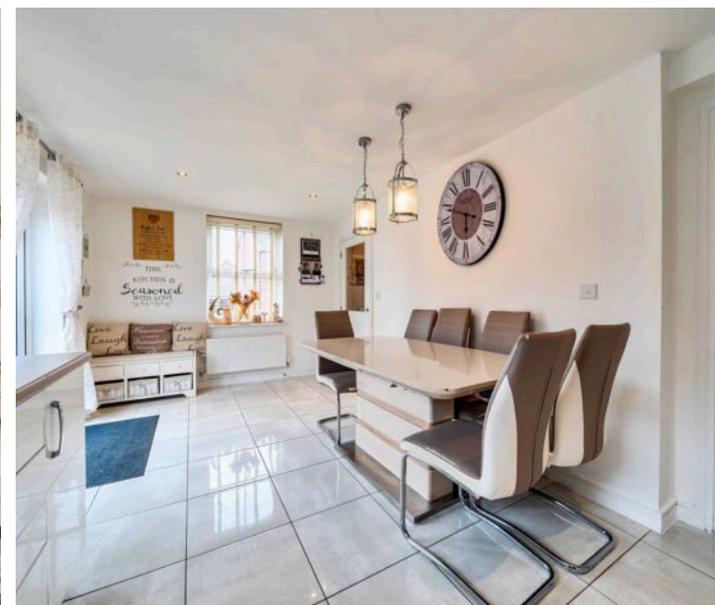
8' 9" x 7' 4" (2.67m x 2.23m)

Third bedroom with a radiator and double glazed side window.

### Bathroom

6' 5" x 5' 5" (1.96m x 1.65m)

Three piece suite comprising a bath with a shower over and screen, wash hand basin and WC. Tiled splashbacks, a heated towel rail and extractor vent. Double glazed side window.



## REAR GARDEN

Enclosed lawn and patio garden with a decked seating area. Outside tap, lighting, a fence and wall boundary and gated side access to the front of the property.

## Driveway

There are two parking spaces with an electric car charging point and outside lighting. A path leads to the entrance door having outside lighting, a storm canopy and gated access to the rear garden

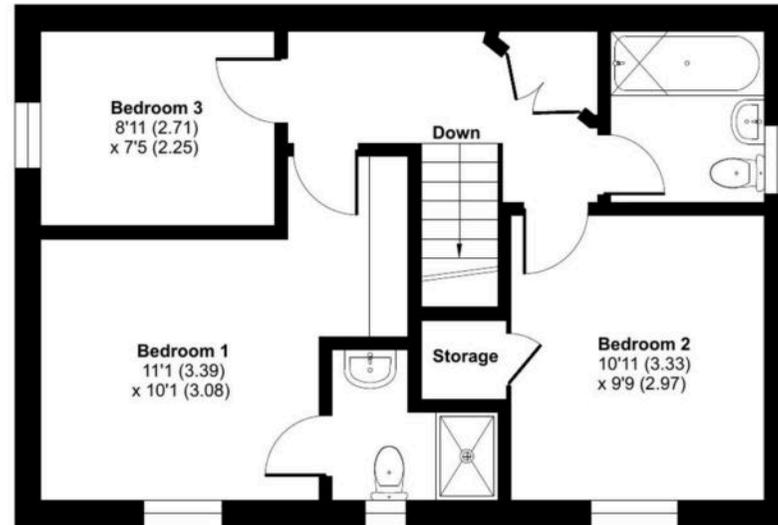




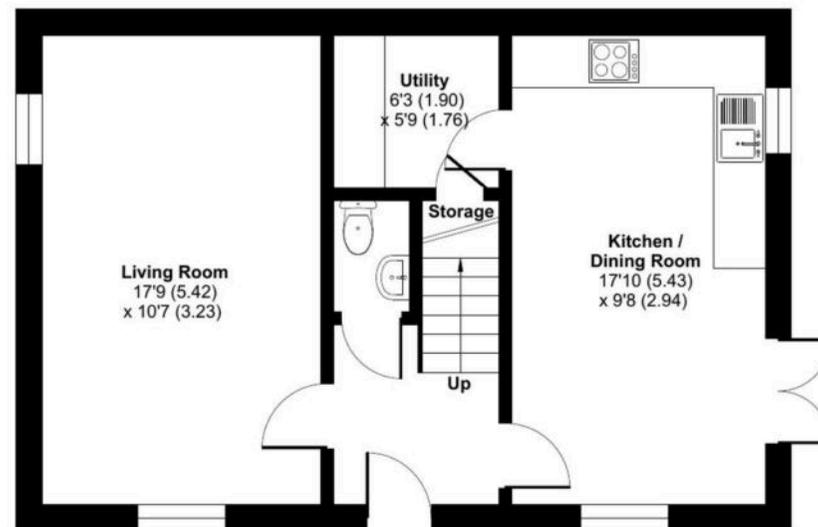
# John Cooper Way, Coalville, LE67

Approximate Area = 978 sq ft / 90.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



## Sinclair Estate Agents

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