



Sinclair

16 Balmoral Road, Coalville, Leicestershire, LE67 4PE

£440,000

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



## Property at a glance

- Four Double Bedrooms
- En-suite & Family Bathroom
- Utility & WC
- Council Tax Band\*: E
- Double Garage
- Three Reception Rooms
- Sought After Location
- Price: £440,000

## Overview

This FOUR BEDROOM DETACHED FAMILY HOME comes to the market occupying a sought after position withing the popular commuter town of Coalville. Comprising an open entrance hall, ground floor wc, living room, family room, dining area and open plan kitchen with further utility room to the ground floor. Stairs rising to the first floor landing gives way to four double bedrooms including the en-suite shower room and family bathroom respectively, whilst to the outside a landscaped garden to the rear complements a good size frontage which in turn offers off road parking for multiple vehicles and access to the integral double garage. EPC RATING C.

## 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.



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## GROUND FLOOR

### Entrance Hall

Entered through a composite front door with inset double glazed panel, having ceramic tiled flooring, coving and stairs rising to the first floor.

### Living Room

12'0 x 17'2 (3.66m x 5.23m)

Enjoying timber effect laminate flooring, a gas fired Adam style fireplace with sandstone surround and hearth, uPVC double glazed window to front, coving and double opening timber doors accessing the family room.

### Family Room

10'7 x 10'0 (3.23m x 3.05m)

Having uPVC double glazed French doors accessing the private rear garden, coving and timber effect laminate flooring.

### Guest Cloakroom

Comprising a low level push button wc, pedestal wash hand basin with tiled splash backs, vinyl flooring and extractor fan.

### Kitchen

22'1 (max) x 10'6 (max) (6.73m (max) x 3.20m (max))

Inclusive of a range of wall and base units with complementary rolled edged worksurfaces, a one and a half bowl porcelain sink and drainer unit with swan neck mixer tap, four ring gas hob with extractor hood over, double electric oven and grill, integrated dishwasher and having uPVC double glazed windows to rear.

### Dining Area

9'1 x 14'10 (2.77m x 4.52m)

Enjoying s dual aspect uPVC double glazed windows to the left and rear elevations whilst also providing uPVC French doors accessing the private rear garden.

### Utility Room

9'1 x 5'4 (2.77m x 1.63m)

Having access to understairs storage, a composite door accessing the rear garden, a worksurface between which offers space and plumbing for appliances, vinyl flooring, extractor fan and gas central heating boiler.

## FIRST FLOOR LANDING

Stairs rising to the first floor gives access to four double bedrooms including the en-suite and family bathroom respectively. Also comprising ceramic tiled flooring, airing cupboard and loft hatch.

### Bedroom

9'1 x 14'3 (2.77m x 4.34m)

Enjoying a range of fitted wardrobes, uPVC double glazed window to rear and timber effect laminate flooring.

### Family Bathroom

9'9 x 6'0 (2.97m x 1.83m)

This four piece suite comprises a low level wc, pedestal wash hand basin, paneled bath, double shower enclosure having part tiled walls, ceramic tiled flooring, chrome heated towel rail, extractor fan, shaver point and an opaque uPVC double glazed window to rear.

### Bedroom

14'0 x 10'0 (4.27m x 3.05m)

Having double fitted wardrobes and uPVC double glazed window to rear.

### Bedroom

12'0 x 17'2 (3.66m x 5.23m)

Enjoying a range of fitted wardrobes and a uPVC double window to front.

### En-Suite

This three piece comprises a low level wc, pedestal wash hand basin, double shower enclosure, part tiled walls, ceramic tiled flooring, shaver point, extractor fan and opaque uPVC double glazed window to front.

### Bedroom

15'1 x 13'10 (4.60m x 4.22m)

Having a range of fitted wardrobes and uPVC double glazed window to front.

## OUTSIDE

### Private Rear Garden

A paved patio area, facilitated by side gated access, water point, a well maintained lawn edged with flower beds and surrounded by a range of retaining brick wall and timber closed board fencing.

### Front

A double tarmac driveway offer off road parking for multiple vehicles and sits adjacent to a well maintained lawn which in turn grants access to the front door beneath a canopy porch.

### Integrated Double Garage

15'1 x 17'2 (4.60m x 5.23m)

Having an up and over door to front, a personnel door to rear accessing the utility and having light and power.

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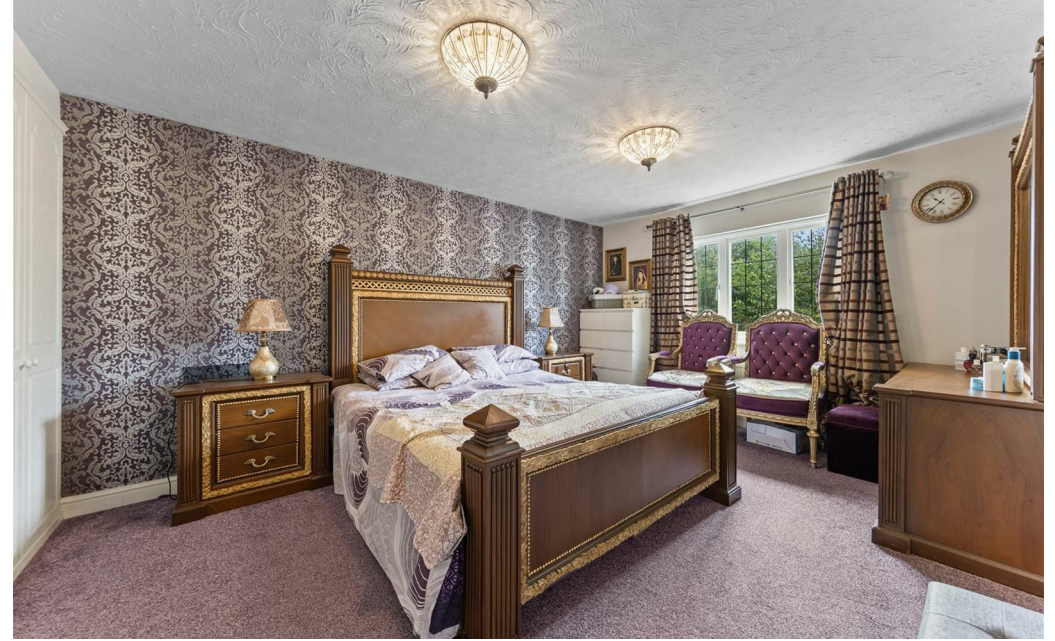




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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>70</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	

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## 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.

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