



Sinclair  
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FOR SALE

123 Meadow Lane, Coalville

Coalville

£375,000

# 123 Meadow Lane

Coalville, Coalville

No chain. Unique 3-bed detached dorma bungalow in Coalville. Spacious plot, large gardens, garage, parking, garden room, open plan kitchen/diner, workshop, utility. EPC D. Early viewing advised. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Dorma Bungalow
- Garage
- Super Opportunity
- Lots Of Potential
- No Upward Chain
- Three Bedrooms



## GROUND FLOOR

### Entrance Porch

Entered through a uPVC front door with inset opaque double glazed panel which sits adjacent to a further opaque uPVC double glazed window to front and giving way to the entrance hall via a timber framed single glazed front door.

### Entrance Hall

Enjoying a picture rail, coving, a cloaks/storage cabinet and in turn grants access to the inner hall which comprises stairs which rise to the first floor, access to understairs storage and a further uPVC double glazed window to side.

### Lounge

12' 0" x 11' 8" (3.66m x 3.56m)

Having a ceiling rose, dado rail, picture rail, coving, a dual aspect with uPVC double glazed windows to front and side, an Adam style fireplace with gas inset living flame surrounded by polished marble surround and having wall lighting.

### Bathroom

6' 4" x 6' 5" (1.93m x 1.96m)

This three piece suite comprises a low level WC, pedestal wash hand basin, panelled bath with telephone style mixer shower tap, tiled walls and having an opaque uPVC double glazed window to rear.

### Bedroom Three

9' 7" x 12' 0" (2.92m x 3.66m)

Having a picture rail and uPVC double glazed window to side.



### **Garden Room**

25' 8" x 11' 3" (7.82m x 3.43m)

Enjoying a cast iron log burner with tiled surround and hearth and complimented by wall lighting, timber effect laminate flooring, a range of fitted storage cabinets, timber framed vaulted ceiling with a Velux skylight, a uPVC double glazed window to side and an adjacent uPVC sliding patio door to side. The garden room also gives way to rear partitioned seating area which in turn comprises timber framed single glazed window surround, Velux skylight and further timber effect vinyl flooring.

### **Kitchen/Diner**

25' 7" x 11' 5" (7.80m x 3.48m)

Inclusive of a range of solid oak base and wall units with rolled edge work surfaces, a one and half bowl sink and drainer unit with mixer tap, four ring gas hob with extractor hood over, tiling to splash prone areas, inset downlights, coving, a plinth heater, a picture rail, a walk in pantry, dado rail and featuring a dual aspect with uPVC double glazed windows to front and rear.

### **Pantry**

Enjoying a sink and drainer unit, space and plumbing for appliances, a wall mounted gas fired central heating boiler, timber framed single glazed opaque window too side and having tiled flooring.

### **Rear Lobby**

Located at the rear of the ground floor, the rear lobby gives way to both the side access, the rear garden access and facilitates access to both the WC and workshop respectively whilst comprising a loft hatch, timber framed single glazed window to side and part tiled walls.

### **WC**

Comprising a low level, push button WC, timber framed opaque window to side and having timber effect vinyl flooring.



### **Workshop**

12' 0" x 8' 5" (3.66m x 2.57m)

Having both light and power, with timber framed single glazed window to side and further single framed double doors to rear accessing the rear garden.

### **FIRST FLOOR**

#### **Bedroom One**

13' 2" x 17' 9" (4.01m x 5.41m)

Enjoying two timber framed Velux windows to rear, a further uPVC double glazed window to front, two separate double fitted wardrobes with further eaves storage, a sink and drainer unit, a picture rail, coving and dado rail.

#### **Bedroom Two**

7' 7" x 8' 9" (2.31m x 2.67m)

Having uPVC double glazed window to side, loft hatch and access to eaves storage.

### **OUTSIDE**

#### **Private Rear Garden**

Enjoying a block paved patio area facilitated by a water point and electric power point which in turn gives way to a sunken paved seating area complimented by a brick built log store and well maintained lawn surrounded by a host of trees and mature shrubs wrapping around the front.

#### **Front Garden**

Offering off road parking via a paved tandem driveway, surrounded by a host of conifers and leylandii offering privacy to an adjacent lawn and side garden which in turn wraps around to the rear garden.

#### **Integrated Garage**

Dimensions: 2.64m x 4.90m (8'8" x 16'1"). Having an 'up and over' door to front and comprising both light and power.







Ground Floor



First Floor





## Sinclair Estate Agents

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