



Sinclair

1 Blackwood, Coalville

£375,000

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Coalville

****OFFERED WITH NO UPWARD CHAIN**** This extended FOUR BEDROOM detached period property occupying a sought after location within the popular commuter town of Coalville comes to the market benefitting from a 2024 ROOF and offering a large entrance hall, ground floor w.c, a hallway accessing a utility room, kitchen, dining room, family room and bay fronted lounge, stairs rise into the first floor landing, giving way to four good size bedrooms including an en-suite shower room and three piece family bathroom. Externally, the property enjoys a large rear garden and ample frontage able to accommodate multiple off road vehicles and access to the garage. Early viewings come highly advised in order to avoid disappointment.

Council Tax band: F

Tenure: Freehold

- Lots Of Potential
- Extended
- Offered With No Upward Chain
- Four Bedrooms
- Detached House
- Garage



GROUND FLOOR

Entrance Porch

Entered via a uPVC door with inset opaque double glazed panel and having adjacent uPVC double glazed windows to either side whilst comprising a ceramic tiled floor, a further opaque uPVC double glazed window to rear and granting access to the entire ground floor accommodation.

W.C

Comprising a low level push button w.c, vanity wash hand basin, monobloc mixer tap, part tiled walls, ceramic tiled flooring, coving and opaque uPVC double glazed window to side with continued flooring from the entrance porch.

Utility

6' 9" x 7' 8" (2.06m x 2.34m)

Having a range of wall and base units with complementary rolled edge work surfaces, a one and a half bowl sink and drainer unit with swan neck mixer tap, ceramic tiled flooring, uPVC door accessing the rear garden whilst having space and plumbing for appliances and a wall mounted gas fired central heating boiler.

Kitchen

9' 6" x 11' 3" (2.90m x 3.43m)

Having continued flooring from the utility room and having a range of wall and base units with a one and a half bowl sink and drainer unit, having a swan neck mixer tap, a freestanding four ring gas hob and cooker, part tiled walls, coving, uPVC double glazed window to rear and having space and plumbing for further appliances.

Dining Room

12' 5" x 12' 4" (3.78m x 3.76m)

Having a picture rail, open fireplace and uPVC double glazed window to rear.



Family Room

10' 0" x 20' 4" (3.05m x 6.20m)

Having a uPVC double glazed french doors to rear, coving and uPVC double glazed window to front.

Lounge

11' 9" x 11' 2" (3.58m x 3.40m)

Having uPVC double glazed bay window to front, opening into the family room and having coving.

FIRST FLOOR

Landing

Stairs rising to the first floor landing giving way to four good sized bedrooms, the en-suite and family bathroom respectively and comprise a loft hatch, coving and uPVC double glazed window to side.

Bedroom

9' 0" x 11' 2" (2.74m x 3.40m)

Having uPVC double glazed window to front, picture rail and a range of fitted wardrobes with a dresser unit.

Ensuite

6' 5" x 5' 8" (1.96m x 1.73m)

This two piece suite comprises a vanity wash hand basin with tiling to splash prone areas and a shower enclosure with electric shower attachment, whilst also having an opaque uPVC double glazed window to side.

Bedroom

11' 9" x 9' 1" (3.58m x 2.77m)

Has uPVC double glazed windows to rear.

Bedroom

10' 2" x 9' 2" (3.10m x 2.79m)

Having uPVC window to rear and having timber flooring.

Bedroom

10' 9" x 12' 0" (3.28m x 3.66m)

Having timber flooring and uPVC double glazed window to front.



Family Bathroom

6' 9" x 9' 0" (2.06m x 2.74m)

This three piece suite comprises a low level w.c, corner bath, pedestal wash hand basin, part tiled walls, timber flooring, opaque uPVC double glazed window to rear and having an airing cupboard housing the hot water cylinder.

Rear Garden

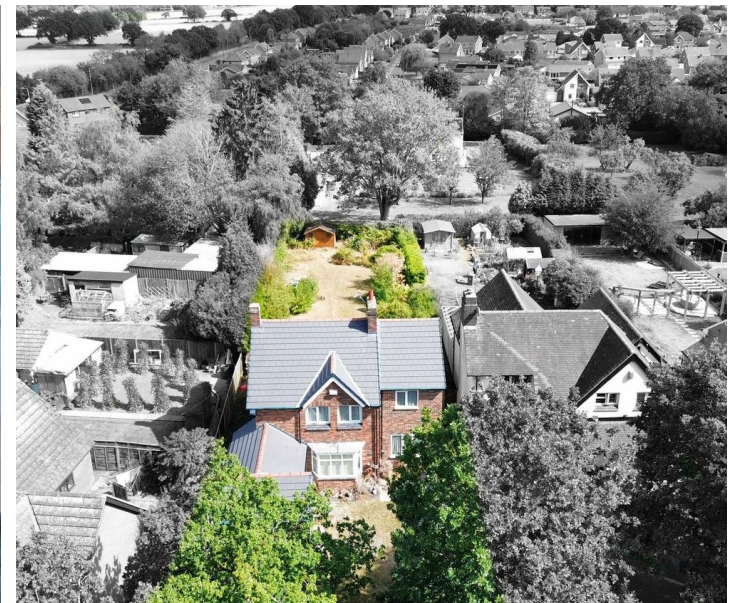
Having a side gated access, a water point and expansive lawn surrounded by timber close board fence panelling and having a garden shed with a host of shrubs and trees.

Driveway

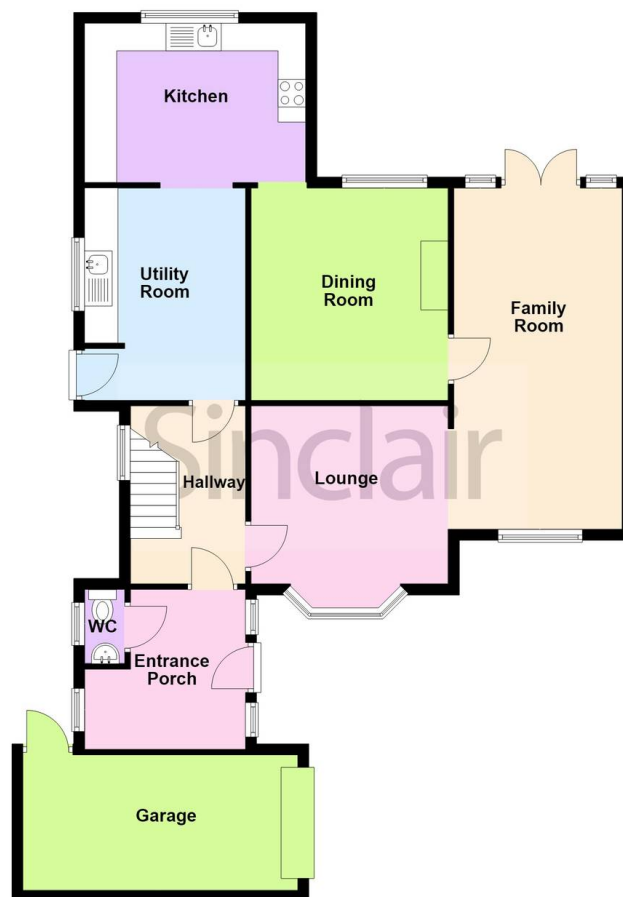
A tarmacadam driveway offers off road parking for multiple vehicles and gives way to the garage and sits adjacent to a well maintained lawn edged with a hedge and shrubs.

Garage

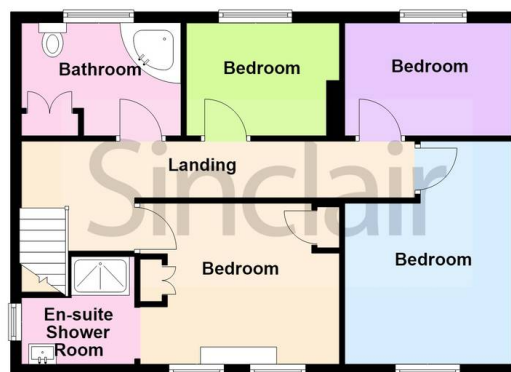
Entered via an up and over door to front and having both light, power and timber framed personnel door to rear.



Ground Floor



First Floor





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