



Sinclair

6 Northfield Drive, Coalville, Leicestershire, LE67 4RA

Offers In Excess Of £200,000

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Property at a glance

- Three Double Bedrooms
- Corner Plot
- First Floor Bathroom
- Council Tax Band*: B
- Semi Detached Home
- Ground Floor Shower Room
- Open Plan Kitchen/Diner
- Price: £200,000

Overview

This THREE DOUBLE BEDROOM SEMI DETACHED HOME occupying a CORNER PLOT comes to the market offering an entrance hall, open plan kitchen/diner, utility room, ground floor shower room and 19'8" to the ground floor. Stairs rising to the first floor landing gives way to three double bedrooms and the family bathroom whilst to the outside, the property benefits from a larger than average private rear garden and having a lawned front. Early viewings come highly advised in order to appreciate the wealth of accommodation and land on offer. 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



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a uPVC front door with inset opaque double glazed panel and having stairs rising to the first floor, timber effect laminate flooring and uPVC double glazed window to side.

Lounge

12'4" x 19'8" (3.76m x 5.99m)

Having uPVC double glazed window to front, uPVC double glazed French door accessing the private rear garden and comprising wall lighting, coving and open fireplace.

Open Plan Kitchen/Diner

9'9" (widening to 13'2") x 18'9" (2.97m (widening to 4.01m) x 5.72m)

Inclusive of a range of wall and base unit, one-and-a-half bowl sink and drainer unit with swan neck mixer tap, four ring induction hob, double electric oven/grill, space and plumbing for appliances, ceramic tiled flooring, inset down lights, access to under stairs storage and benefitting from a dual aspect with uPVC double glazed window front and two windows to side.

Utility Room

6'4" x 7'4" (1.93m x 2.24m)

Accessible from the rear of the kitchen, the utility room benefits from timber effect laminate flooring, uPVC double glazed door to rear and having oil fired central heating boiler.

Shower Room

This three piece suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, tiled splash backs, shower enclosure with waterfall thermostatic mixer tap and extractor fan.

FIRST FLOOR

Landing

With stairs rising to the first floor landing giving way to the family bathroom and three double bedrooms and comprising uPVC single glazed window to rear with secondary glazing and having access to the loft.

Bedroom One

12'5" x 11'0" (3.78m x 3.35m)

Having uPVC double glazed window to front and timber effect laminate flooring.

Bedroom Two

12'4" x 8'5" (3.76m x 2.57m)

Having uPVC double glazed window to rear,

Bedroom Three

9'8" x 10'9" (2.95m x 3.28m)

Having uPVC double glazed windows to front and side.

Family Bathroom

7'4" x 7'5" (2.24m x 2.26m)

This three piece suite comprises a L-shaped panelled bath with splash screen and shower over with additional hand held attachment, low level push button w.c, vanity wash hand basin with mono bloc mixer tap, part tiled walls, opaque uPVC double glazed window to side and timber effect vinyl flooring.

OUTSIDE

Private Rear Garden

Being larger than average and enjoying side gated access, lawn, block paved patio area and further paved seating area surrounded by an array of shrubs and hedges.

Front

A path accesses the front door and sits adjacent to a lawn which in turn is surrounded by shrubs and having potential for off road parking (subject to any necessary planning permission)

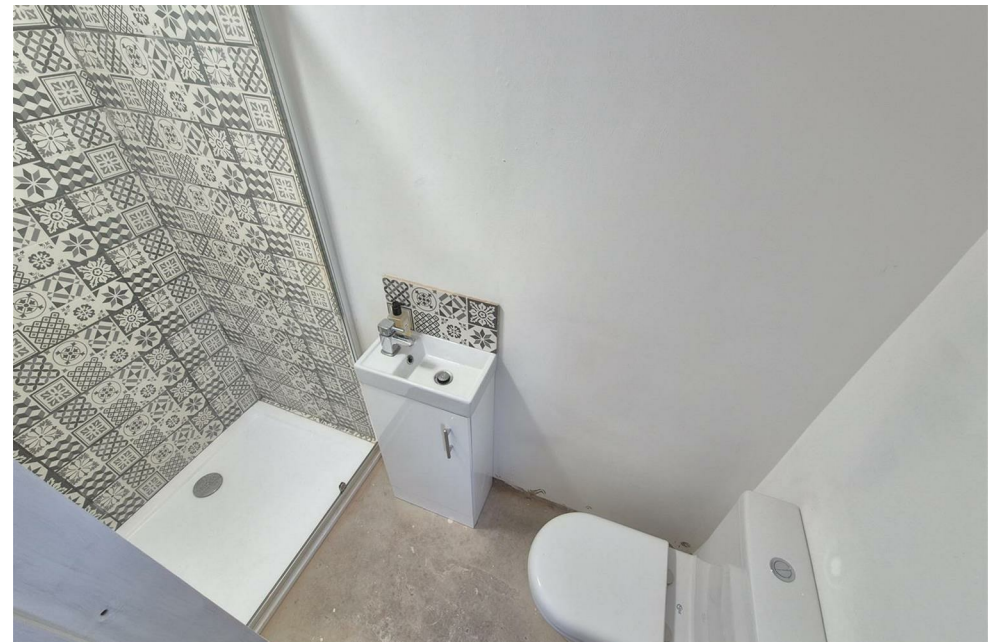
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

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Referral Fee Disclosure

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Thinking of Selling?

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