
Sinclair
LACE
Emerald Place, Coalville
£279,000

Emerald Place

Coalville

Occupying a corner position this THREE BEDROOM DETACHED FAMILY HOME comes to the market situated within a sought after development within the popular commuter town of Coalville. In brief, the property benefits from an open entrance hall giving way to a ground floor w.c, open plan kitchen/diner and lounge respectively with stairs rising to the first floor landing giving way to three bedrooms, the family bathroom and en-suite. Externally, the property enjoys a private rear garden and tandem tarmacadam driveway offering off road parking for multiple vehicles.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Detached House
- Three Bedrooms
- 6 Years of NHBC Remaining
- Off Road Parking
- En-suite Shower Room
- Lounge & Kitchen/Diner







GROUND FLOOR

Entrance Hall
Entered via a composite front door and comprising timber effect LVT flooring, a cloak storage cupboard and offering access to the lounge, kitchen/diner and w.c respectively.

W.C
Comprising a low level push button w.c, wall mounted wash hand basin with mono bloc mixer tap, timber effect LVT flooring, tilling to splash prone areas and having an extractor fan.

Kitchen/Diner
17' 3" x 6' 5" (5.26m x 1.96m)
Inclusive at a modern range of wall and base units, a four ring induction hob with extractor hood over and splash screen whilst having an integrated fridge/freezer, dishwasher and electric oven/grill. Other benefits include timber effect LVT flooring, an extractor fan, two uPVC double glazed windows to side and further uPVC double glazed window to front and featuring a utility storage area occupying the understairs storage, which in turn features space and plumbing for appliances.

Lounge
17' 3" x 12' 3" (5.26m x 3.73m)
Having timber effect LVT flooring, uPVC double glazed window to front, uPVC French doors accessing private rear garden and having stairs rising to the first floor.

FIRST FLOOR

Landing
Stairs rising to the first floor landing gives way to three good sized bedrooms, the family bathroom and the ensuite respectively whilst comprising uPVC double glazed window to side, access to over stairs storage, which hosts the gas fired central heating boiler and having a loft hatch.







Bedroom One
10' 0" x 14' 0" (3.05m x 4.27m)
Having a uPVC double glazed window to front and side.

En-Suite Shower Room
This three piece suite comprises a low level push button w.c, wall mounted wash hand basin with mono bloc mixer tap, a double walk in shower enclosure with ceramic tiled walls and thermostatic mixer tap, an extractor fan, timber effect LVT flooring and having an opaque uPVC double glazed window to front.

Bedroom Two
10' 1" x 12' 3" (3.07m x 3.73m)
Having uPVC double glazed window to front and side.

Bedroom Three
8' 1" x 7' 1" (2.46m x 2.16m)
Having uPVC double glazed window to side.

Bathroom
7' 0" x 6' 7" (2.13m x 2.01m)
This three piece suite comprises a low level push button w.c, wall mounted wash hand basin with mono bloc mixer tap, panelled bath with splash screen and thermostatic mixer shower over, timber effect LVT flooring, an extractor fan, part ceramic tiled walls and having an opaque uPVC double glazed window to front.







FRONT GARDEN

Having a lawn with a range of shrubs and bark chip bisected by a paved walkway accessing the front door beneath a canopy porch and surrounded by a stone dwarf wall.

REAR GARDEN

Enjoying a paved patio area with stone shingled edging and surrounded by a retaining brick wall whilst featuring an aluminium framed pergola and sunken lawn having rear gated access.

Driveway
Having a tandem tarmacadam driveway offering off road parking.









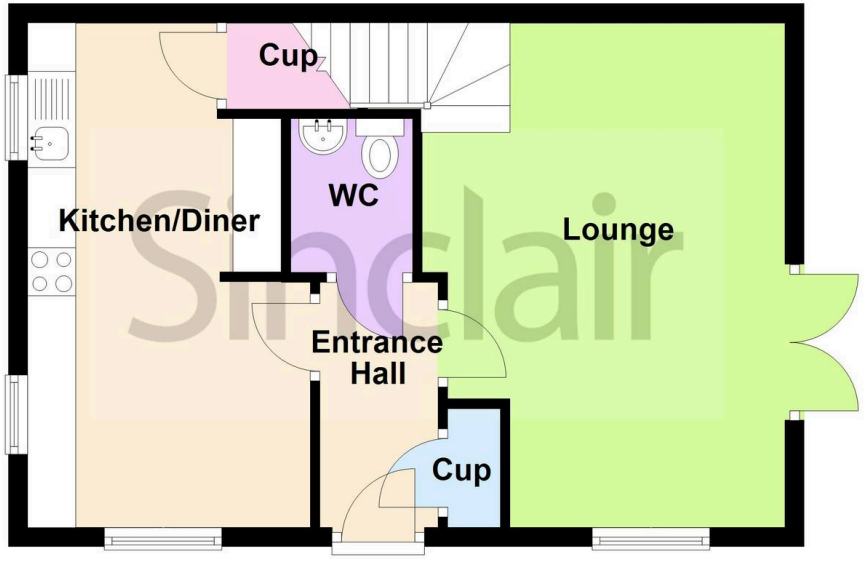






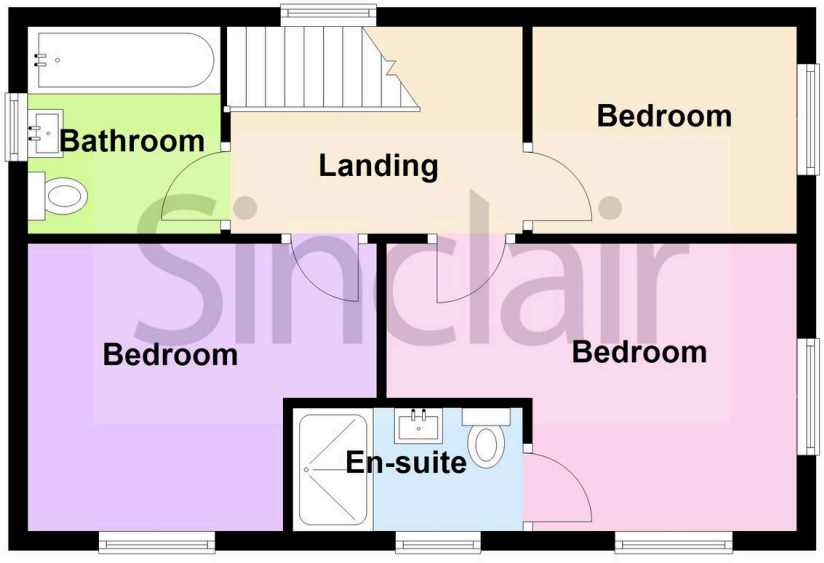
Ground Floor

Approx. 41.3 sq. metres (445.0 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.1 sq. feet)





Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville - LE67 3PD

01530 838338

coalville@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) - The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.