



Sinclair

Sinclair
01530 838338

FOR SALE

123 Meadow Lane, Coalville, Leicestershire, LE67 4DQ

£375,000

01530 838338 sinclairestateagents.co.uk

Property at a glance

- No Upward Chain
- Garage
- Three Bedrooms
- Council Tax Band*: D
- Super Opportunity
- Dorma Bungalow
- Lots Of Potential
- Price: £375,000

Overview

*** OFFERED WITH NO UPWARD CHAIN *** This ONE OF A KIND, THREE BEDROOM DETACHED DORMA BUNGALOW comes to the market featuring a sizable private plot within a sought after location in the popular commuter town of Coalville. In brief the property enjoys an entrance porch, lounge, open plan 25'7" kitchen/diner, walk in pantry, utility room, ground floor WC, rear lobby and workshop to the ground floor. From the other side of the entrance hall the property then gives way to a further inner hallway, double bedroom, bathroom and a bespoke garden room/conservatory overlooking the private rear garden. Stairs rising to the first floor give way to two further bedrooms. Externally the property enjoys an expansive garden to rear, surrounded and enclosed by a host of trees and shrubs whilst to the front further options for off road parking are abound and are complimented by an integrated garage. Early viewings come highly advised in order to avoid disappointment. 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.



123 Meadow Lane, Coalville, Leicestershire, LE67 4DQ

Sinclair

Detailed Accommodation

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

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

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

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

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

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

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

Garden Room

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

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

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

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

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

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

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

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

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

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

8'8" x 16'1" (2.64m x 4.90m)

Having an 'up and over' door to front and comprising both light and power.



123 Meadow Lane, Coalville, Leicestershire, LE67 4DQ

Sinclair



123 Meadow Lane, Coalville, Leicestershire, LE67 4DQ

Sinclair



123 Meadow Lane, Coalville, Leicestershire, LE67 4DQ

Sinclair



123 Meadow Lane, Coalville, Leicestershire, LE67 4DQ

Sinclair




123 Meadow Lane, Coalville, Leicestershire, LE67 4DQ

Sinclair



123 Meadow Lane, Coalville, Leicestershire, LE67 4DQ

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

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.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Referral Fee Disclosure

A client may wish to instruct us about a related service. Sinclair does offer such services to purchasers and sellers including the following; the provision of financial services, surveyors and solicitors. Where this occurs, Sinclair or its employees may receive a fee. Any commission or other income earned by Sinclair while carrying out our duties as agent for sale of the property, for example by , will be retained by Sinclair. Full details can be found at www.sinclairestateagents.co.uk/referral-fee-disclosure

Tenure - We are advised by the vendor(s) that the premises are Freehold

Sinclair

Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01530 838338



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk