

Sinclair



21 Botts Way, Coalville

£320,000

21 Botts Way

Coalville

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Four Bedrooms
- Detached House
- En-suite & Family Bathroom
- Open Plan Dining Kitchen
- Driveway & Garage
- Corner Plot



GROUND FLOOR

Entrance Hall

Having double glazed access door with ceiling coving and radiator.

Lounge

16' 0" x 13' 3" (4.88m x 4.04m)

Having double glazed bay fronted window, wood flooring, feature fireplace with floating gas fire, ceiling coving and a radiator.

Open Plan Dining Kitchen

13' 3" x 21' 8" (4.04m x 6.60m)

Having a range of wall and base units with solid oak worktops, integrated fridge/freezer, integrated double oven and microwave grill, induction hob and extractor hood, one and a half bowl sink and drainer with mixer tap, feature metro tiled splashback, tiled flooring, feature vertical radiator, double glazed window and double glazed French doors opening on to the rear garden. Stairs provide access to the first floor and there is understairs storage.

Utility Area

4' 7" x 6' 2" (1.40m x 1.88m)

Having a range of wall and base units with stainless steel sink and drainer, double glazed door to the side elevation along with wall mounted boiler, radiator, tiled flooring and access to the w.c.

Ground Floor WC

Having low level w.c, wash hand basin, radiator, tiled flooring, tiled walls and extractor fan.

FIRST FLOOR

Landing

Having loft access and provides access to all rooms.

Bedroom One

12' 8" x 13' 4" (3.86m x 4.06m)

Having multiple double glazed windows with fitted blinds, radiator and laminate flooring.



En-Suite Shower Room

Having a three piece white suite comprising shower cubicle, low level w.c, wash hand basin, chrome heated towel rail, tiled walls, ceiling spotlights, extractor fan, shaver socket, double glazed opaque window and vinyl flooring.

Bedroom Two

9' 10" x 10' 4" (3.00m x 3.15m)

With double glazed window, radiator and laminate flooring.

Bedroom Three

8' 2" x 8' 9" (2.49m x 2.67m)

With double glazed window and radiator.

Bedroom Four

6' 6" x 11' 2" (1.98m x 3.40m)

With double glazed window and radiator.

Family Bathroom

Having a three piece white suite with L-shaped panelled bath with mixer tap and overhead shower unit, low level w.c, wash hand basin, tiled floors, double glazed opaque window, chrome heated towel rail, ceiling spotlights, extractor fan and vinyl wood effect flooring.

Rear Garden

The rear garden offers a combination of low maintenance features including decking and artificial lawn, paved patio all within an enclosed walled and fenced boundary with side gate access.

Driveway

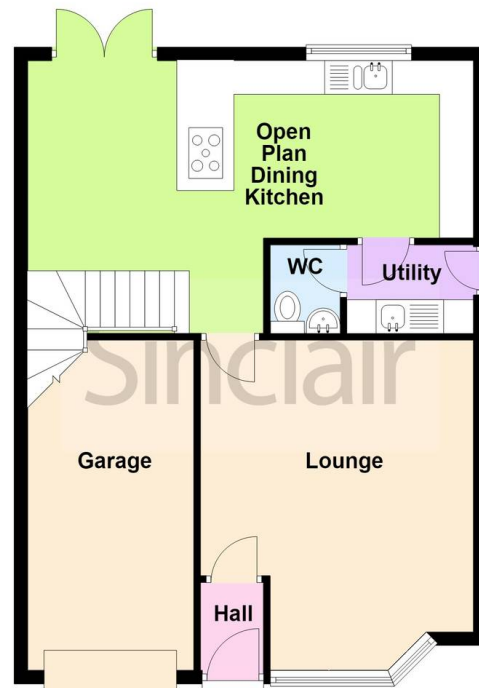
Being tarmacadam and having turning point and provides off road parking for multiple vehicles.

Garage

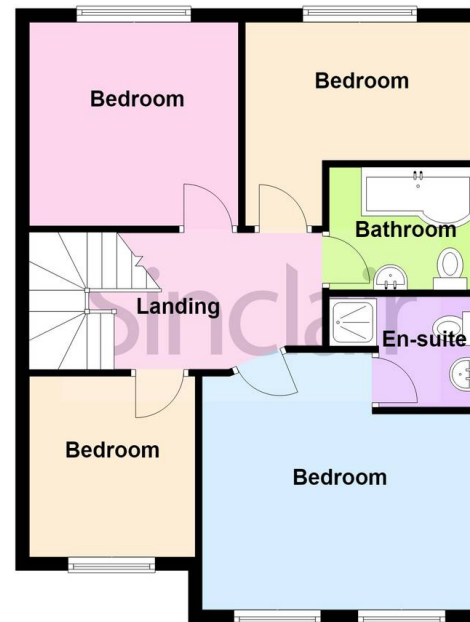
Having up and over entrance door, light and power supply.



Ground Floor



First Floor





Sinclair Estate Agents

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

01530 838338

coalville@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

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