

# Sinclair



5 Beech Tree Road, Coalville

£347,500

# 5 Beech Tree Road

Coalville, Coalville

\* OFFERED WITH NO UPWARD CHAIN \* This FOUR BEDROOM DETACHED HOUSE occupying a CORNER PLOT comes to the market within the popular commuter town of Coalville. At a glance the property comprises an entrance hall which gives way to a ground floor W.C, the kitchen and lounge with the addition of a dining room and conservatory to the ground floor. Stairs rising to the first floor landing give way to the family bathroom, four bedrooms and the ensuite shower room. Externally the property boasts a DOUBLE GARAGE, well-maintained rear garden and ample frontage able to accommodate off-road parking for multiple vehicles.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- No Upward Chain
- Four Bedrooms
- En-suite & Family Bathroom
- Conservatory
- Double Garage
- Corner Plot



## GROUND FLOOR

### Porch

Entering entered via a uPVC front door with inset opaque double glazed panel and having adjacent uPVC double glazed window, quarry tiled flooring and inset downlight.

### Entrance Hall

Entered via a timber framed front door with inset opaque double glazed panel and having adjacent uPVC double glazed window to side, stairs rising to the first floor and having access to understairs storage.

### W.C

Comprising a low level w.c, wall mounted wash hand basin with tiled splashbacks, extractor fan and an opaque uPVC double glazed window to side.

### Kitchen

9' 8" x 11' 3" (2.95m x 3.43m)

Inclusive of a range of wall and base units with rolled edge work surfaces, a one and a half bowl sink and drainer unit with swan neck mixed tap, electric oven and grill, four ring gas hob with extractor hood over, space and plumbing for appliances, vinyl flooring, tiling to splash prone areas, a concealed gas fired central heating boiler and a uPVC double glazed window to front.

### Dining Room

11' 4" x 11' 4" (3.45m x 3.45m)

Having uPVC double glazed bow window to rear, coving, timber framed side door with inset opaque double glazed panel and further timber framed multi pane double doors accessing the lounge.



### Lounge

11' 5" x 17' 5" (3.48m x 5.31m)

Having Adam style fireplace with marble effect insert and hearth with living flame gas fire, coving, uPVC double glazed window to rear and aluminium framed patio doors accessing the conservatory.

### Conservatory

9' 5" x 9' 2" (2.87m x 2.79m)

Being of double glazed construction at top and dwarf brick wall. The conservatory benefits from uPVC double glazed French doors accessing the rear garden, laminate flooring, wall lighting and a bungalow style roof.

### FIRST FLOOR

#### Landing

Stairs rising to the first floor landing gives way to four good sized bedrooms, the family bathroom and en-suite respectively and comprises a loft hatch and a double airing cupboard.

#### Bedroom One

11' 5" x 11' 4" (3.48m x 3.45m)

Having a uPVC double glazed window to front, inset downlights, fitted dresser and bed closure which incorporates a range of fitted wardrobes and over head storage.

#### Ensuite

5' 8" x 7' 2" (1.73m x 2.18m)

This three piece suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, corner shower enclosure with thermostatic mixer tap, extractor fan, chrome heated towel rail, vinyl flooring, tiled walls and having an opaque uPVC double glazed window to front.



**Bedroom Two**

11' 9" x 9' 9" (3.58m x 2.97m)

Having uPVC double glazed window to front and a range of fitted wardrobes and dresser.

**Bedroom Three**

9' 4" x 9' 8" (2.84m x 2.95m)

Having uPVC double glazed window to rear.

**Bedroom Four**

7' 8" x 11' 3" (2.34m x 3.43m)

Having uPVC double glazed window to rear.

**Family Bathroom**

5' 6" x 7' 4" (1.68m x 2.24m)

This three piece suite comprises a low level w.c, pedestal wash hand basin, panelled bath with thermostatic mixer shower over, tiled walls, shaver point, extractor fan and an opaque uPVC double glazed window to rear.

**Front Garden**

Featuring a well maintained lawn with privet hedging and paved walkway accessing the front door.

**Rear Garden**

A sunny aspect and surrounded by timber close board fencing and part brick wall. The rear garden enjoys a side gate, water point, wall lighting, a paved seating area with further paved patch area giving way to a raised lawn edged with flower beds.

**Double garage**

The double garage (17'0" x 19'4") is entered via two up and over entrance doors, having both light power and a side personnel door and further rear personnel door accessing the rear garden.

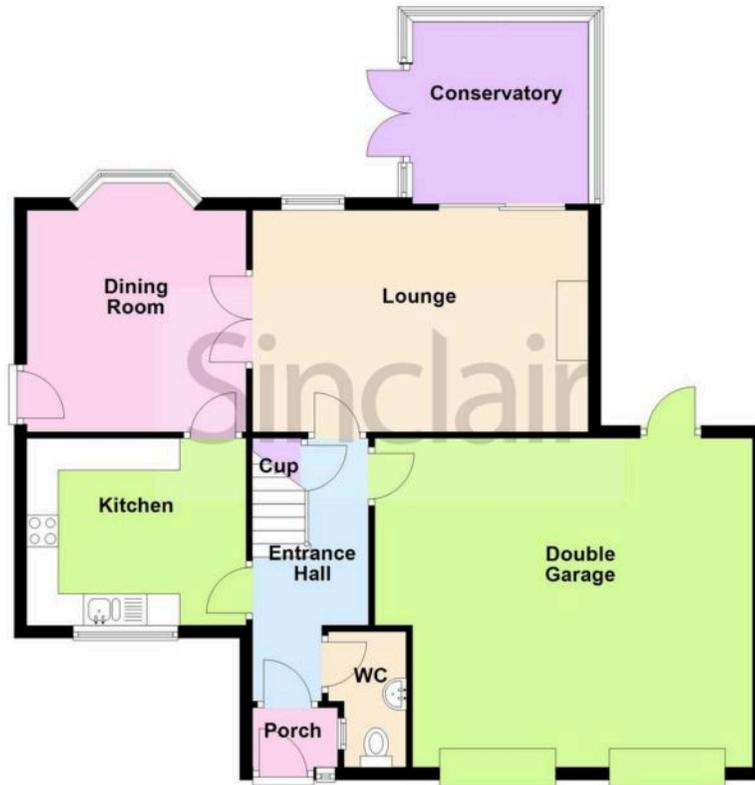
**Driveway**

Offering a double tarmadamed driveway edged with a privet hedge.





Ground Floor



First Floor





## Sinclair Estate Agents

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

01530 838338

[coalville@sinclairestateagents.co.uk](mailto:coalville@sinclairestateagents.co.uk)

[www.sinclairestateagents.co.uk/#/](http://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.