



10 Buckingham Road, Coalville

£450,000



# 10 Buckingham Road

Coalville

THIS EXTENSIVE FOUR BEDROOM DETACHED FAMILY HOME comes to the market boasting a double detached garage, three ground floor reception rooms and four good sized bedrooms including the master suite. Situated within a sought after residential development within the popular commuter town of Coalville, the property also boasts ample off road parking and a good sized garden to the rear. An internal inspection comes highly advised in order to avoid disappointment.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Double Detached Garage
- Detached Family Home
- Master Suite
- Ample Off Road Parking
- Four Bedrooms
- Three Reception Rooms





### Entrance Hall

Entered through a composite front door with adjacent double glazed panel, oak flooring with stairs rising to the first floor, access to under stair storage and coving. Further double glazed window to the side elevation off the inner hall.

### Lounge

25' 7" x 11' 6" (7.80m x 3.51m)

uPVC double glazed window to the front elevation, uPVC framed patio doors accessing the private rear garden, Adams style fireplace with gas inset living flame is a focal point in the centre of the lounge.

### Dining Room

15' 9" x 9' 8" (4.80m x 2.95m)

Enjoying coving and uPVC double glazed bay window to the rear elevation.

### Kitchen/Breakfast Room

11' 0" x 10' 4" (3.35m x 3.15m)

Inclusive of a range of wall and base units an integrated fridge / freezer and further integrated dishwasher the kitchen also benefits from a four ring gas hob with extractor hood over, double electric oven and grill, sink and drainer unit, laminate flooring and uPVC double glazed window to the rear elevation.

### Guest Cloakroom

Comprising a low level WC, wall mounted wash hand basin with tiled splash backs, timber effect vinyl flooring and opaque uPVC double glazed window to the side elevation.





### Utility Room

5' 9" x 5' 8" (1.75m x 1.73m)

Having a range of wall and base units and comprising: sink and drainer, space and plumbing for multiple appliances, uPVC double glazed window to the side elevation, tiled effect laminate flooring, extractor fan and wall mounted gas fired central heating boiler.

### Study

7' 7" x 9' 1" (2.31m x 2.77m)

Accessible from the inner hall and enjoying coving, loft hatch and uPVC double glazed window to the side elevation.

### First Floor Landing

Stairs rising to the first floor landing give way to four good sized bedrooms including the en-suite shower room and family bathroom. Airing cupboard housing the hot water cylinder, loft hatch and uPVC double glazed window to the front elevation.

### Bedroom One

12' 1" x 16' 5" (3.68m x 5.00m)

Enjoying three double fitted wardrobes and two uPVC double glazed windows to the front elevation.

### En-suite Shower Room

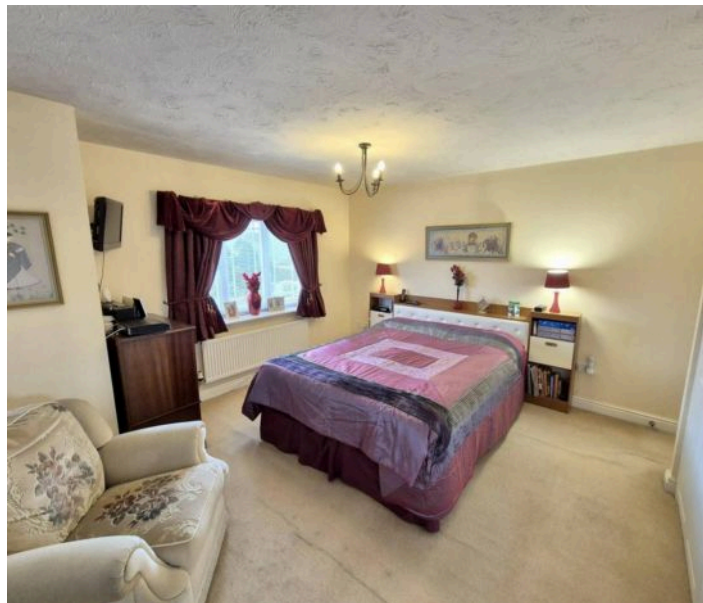
9' 1" x 4' 5" (2.77m x 1.35m)

This three piece white suite comprises: a low level WC, pedestal wash hand basin, shower enclosure with thermostatic mixer tap, dual aspect with opaque uPVC double glazed windows to the side and rear elevations. Shaver point. Other benefits include an extractor fan, part tiled walls and timber effect laminate flooring.

### Bedroom Two

10' 0" x 9' 1" (3.05m x 2.77m)

uPVC double glazed window to the rear elevation and two double fitted wardrobes.





**Bedroom Three**

11' 3" x 8' 8" (3.43m x 2.64m)

uPVC double glazed window to the rear elevation and double fitted wardrobe.

**Bedroom Four**

9' 2" x 7' 0" (2.79m x 2.13m)

Enjoying a fitted wardrobe and uPVC double glazed window to the front elevation.

**Family Bathroom**

6' 8" x 8' 3" (2.03m x 2.52m)

This four piece suite comprises: low level WC, pedestal wash hand basin, panelled bath, telephone style mixer shower tap over and additional shower enclosure, part tiled walls, timber effect laminate flooring, shaver point and opaque uPVC double glazed window to the rear elevation.

**Outside****Private Rear Garden**

Entered via a side gated access and having a paved walkway accessing the rear garden with stone effect shingled edging, well maintained lawn, host of mature shrubs and surrounded by timber close board fence panelling.

**Double Detached Garage**

17' 0" x 17' 0" (5.18m x 5.18m)

Entered via an up and over front door, light and power.

**Front Garden**

A tarmacadam driveway offers off road parking for multiple vehicles and sits adjacent to an area of well maintained boxed hedging enclosing a front lawn and granting access to the front door via a paved walkway bisecting a well maintained lawn.









Ground Floor



First Floor





## Sinclair Estate Agents

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