



Sinclair

11 Peldar Place, Coalville, Leicestershire, LE67 4SP

£225,000

01530 838338 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Three Bedrooms
- Two Reception Rooms
- Timber Cabin
- Council Tax Band\*: B
- Semi Detached House
- Refitted Shower Room
- Landscaped Rear Garden
- Price: £225,000

## Overview

This THREE BEDROOM SEMI DETACHED FAMILY HOME comes to the market offering an open plan L-shaped kitchen/diner and two ground floor reception rooms with stairs rising to the first floor landing giving way to three good sized bedrooms and the shower room respectively. Externally the property features an ample garden to front and a generous landscaped garden to rear whilst offering a timber cabin complete with both light and power. 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.

Ground Floor



First Floor



## Detailed Accommodation

### GROUND FLOOR

#### Entrance Hall

Enter through a composite front door with inset opaque double glazed panel and comprising timber flooring, stairs rising to the first floor with access to under stairs storage and having uPVC double glazed window to the side.

#### Lounge

9'9" x 11'0" (2.97m x 3.35m)

Enjoying continued flooring from the entrance hall and benefiting from picture rail, a uPVC double glazed window to front and a remote control electric inset fireplace.

#### Sitting Room

13'2" x 11'6" (4.01m x 3.51m)

Enjoying a dual aspect with uPVC double glazed window to side and uPVC framed French doors accessing the private rear garden whilst benefiting from a column radiator and inset downlights.

#### Kitchen/Diner

15'0" (max) x 20'1" (4.57m (max) x 6.12m)

Inclusive of an attractive range of wall and base units with butcher's block work surfaces, a Butler sink with flexi hose mixer tap, space and plumbing for appliances, continued flooring from the entrance hall with part solid timber flooring and enjoying coving. Other benefits include a dual aspect, with two uPVC double glazed windows to front and a further uPVC double glazed window to rear, inset downlights and offering an open fireplace (not in use).

### FIRST FLOOR

#### Landing

Stairs rising to the first floor landing gives way to three good sized bedrooms and the shower room and comprise a loft hatch, which in turn enjoys a fitted ladder and is partially boarded and a uPVC double glazed window to front.

#### Bedroom One

12'0" x 9'9" (3.66m x 2.97m)

Having uPVC double glazed window to front, mirror fronted fitted wardrobes and timber effect laminate flooring.

#### Bedroom Two

11'1" x 10'9" (3.38m x 3.28m )

Having uPVC double glazed window to front, open wardrobe and timber effect laminate flooring.

#### Bedroom Three

9'9" x 8'0" (2.97m x 2.44m)

Having uPVC double glazed window to side and timber effect laminate flooring.

#### Shower Room

6'3" x 6'8" (1.91m x 2.03m)

This three piece suite comprises a low level push button wc, vanity wash hand basin with mono bloc mixer tap, chrome heated towel rail, ceramic tiled walls and flooring with under floor heating, inset downlights and an opaque uPVC double glazed window to rear. Other benefits include a double walk in shower enclosure with water jet functionality and having an extractor fan.

### OUTSIDE

#### Private Rear Garden

Featuring a block paved courtyard, water point and complemented by an area of stone shingling which in turn hosts an array of mature shrubs and trees whilst giving way to the main portion of the rear garden which then benefits from raised timber sleeper edges, a well maintained lawn, a paved patio area and a raised timber framed alfresco dining pergola sitting area and facilitated by multiple electric power points to accommodate a host of uses.

#### Timber Cabin

Enjoying both light and power the timber cabin provides a useful outdoor working space and comprises uPVC double glazed patio door to front and timber effect laminate flooring.

#### Front

Surrounded by box hedging is a well maintained lawn with an adjacent paved walkway, which in turn grants access to the private rear garden via a side gate.



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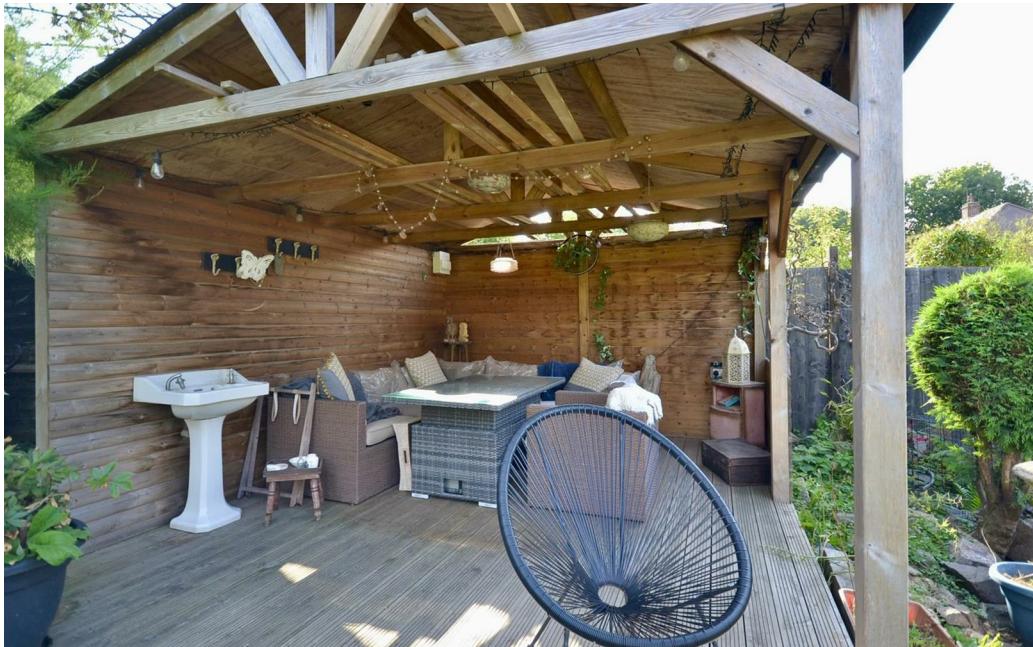
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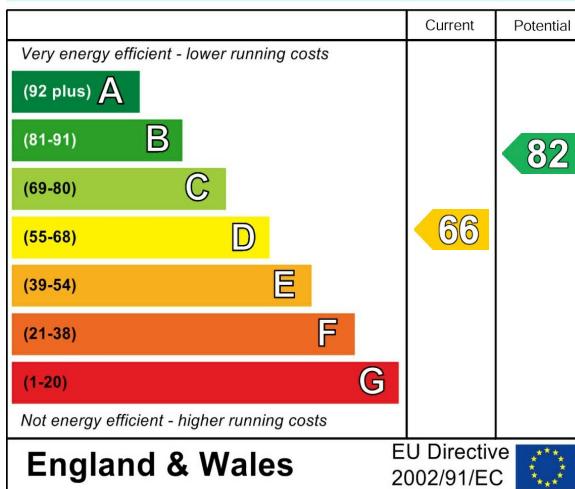
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## Energy Efficiency Rating



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 installations

### Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

### Special Note To Buyers

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\* 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

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