



Sinclair

47 Stamford Drive, Coalville, Leicestershire, LE67 4TA

£245,000

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Property at a glance

- No Upward Chain
- Detached Home
- Private Rear Garden
- Council Tax Band*: B
- Three Bedrooms
- Conservatory
- Parking & Garage
- Price: £245,000

Overview

** OFFERED WITH NO UPWARD CHAIN ** This THREE BEDROOM DETACHED FAMILY HOME offering GARAGE, UTILITY ROOM AND CONSERVATORY comes to the market within the commuter town of Coalville. In brief, the property comprises an entrance hall, kitchen, utility room, ground floor w.c, lounge/diner and conservatory to the ground floor with stairs rising to the first floor landing giving way to three good sized bedrooms and four piece bathroom. Externally, the property enjoys a private rear garden and off road parking to the front with single garage. EPC RATING AWAITED.

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).

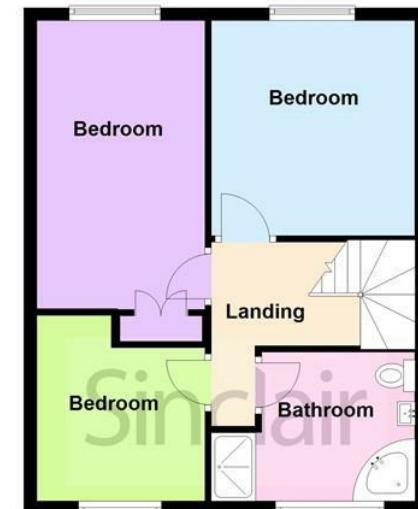


** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a uPVC front door with inset double glazed opaque panel and having timber effect ceramic tiled flooring, inset down lights, stairs rising to the first floor, access to understairs storage and a separate cloaks cupboard.

Kitchen

7'0" x 13'4" (2.13m x 4.06m)

Inclusive of a range of wall and base units with complementary rolled edge work surfaces, sink and drainer unit with flexi hose mixer tap, five ring gas hob with extractor hood over, electric oven/grill, plinth lighting, ceramic tiled flooring, tiled splash backs, uPVC triple glazed window to front and having access to the outside via a personal door.

Utility Room

7'7" x 4'6" (2.31m x 1.37m)

Enjoying ceramic tiled flooring and having both space and plumbing for appliances.

Guest Cloakroom

Comprising a low level w.c, wall mounted wash hand basin with mono bloc mixer tap, ceramic tiled walls and flooring, inset down lights and opaque uPVC double glazed window to side.

Lounge/Diner

18'6" x 11'1" (5.64m x 3.38m)

Enjoying continued timber effect ceramic tiled flooring from the entrance hall and benefitting from uPVC triple glazed window to rear, aluminium framed patio doors accessing the conservatory and enjoying an open arch looking in to the kitchen.

Conservatory

8'0" x 11'4" (2.44m x 3.45m)

Being of uPVC double glazed construction with a bungalow style polycarbonate roof and having ceramic tiled flooring and uPVC double glazed French doors to garden.

FIRST FLOOR

Landing

Having inset down lights and providing access to the entire first floor.

Bedroom One

8'5" x 15'4" (2.57m x 4.67m)

Having a double fitted wardrobe and uPVC triple glazed window to rear.

Bedroom Two

9'10" x 11'3" (3.00m x 3.43m)

Having uPVC triple glazed window to rear.

Bedroom Three

8'5" x 9'7" max (2.57m x 2.92m max)

Enjoying uPVC triple glazed window to front.

Family Bathroom

9'7" x 7'8" (2.92m x 2.34m)

This four piece suite comprises a low level push button w.c, wall mounted vanity wash hand basin with mono bloc mixer tap, corner bath with hand held mixer shower tap, walk in double shower enclosure with thermostatic mixer tap and featuring a chrome heated towel rail, loft hatch, inset down lights, extractor fan, ceramic tiling to walls and flooring and opaque uPVC double glazed window to front.

OUTSIDE

Private Rear Garden

Entered via a side gate and surrounded by timber close board fencing, the garden enjoys a courtyard seating area with raised lawn leading to a timber framed pergola.

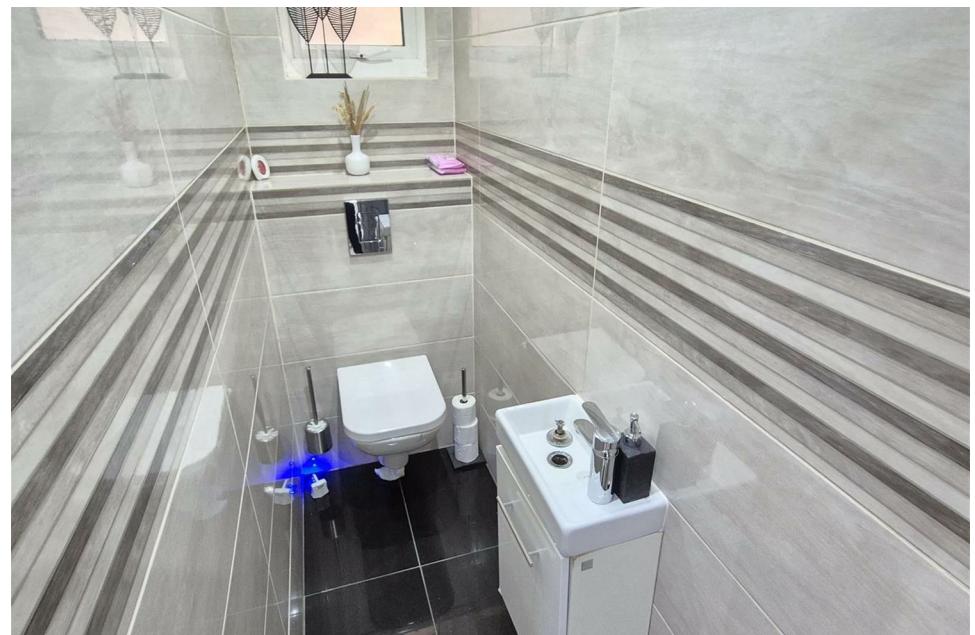
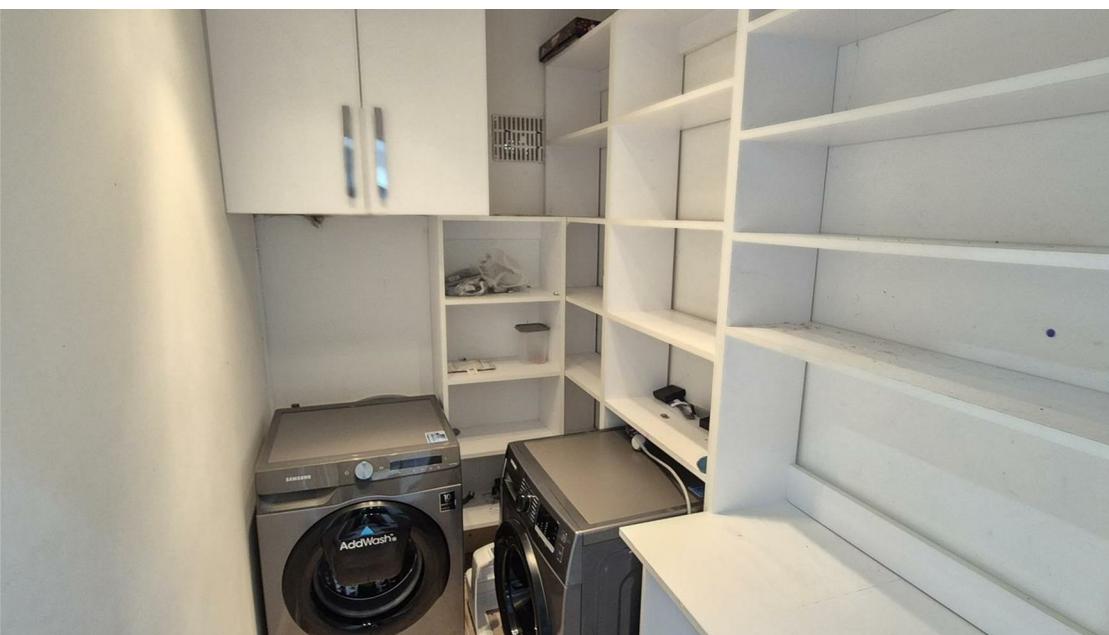
Front

A tarmacadamed driveway leading to the garage which is adjacent to an area of lawn with steps ascending to a block paved additional parking space which in turn gives way to the front door.

Garage

8'5" x 14'2" (2.57m x 4.32m)

Entered via an up-and-over entrance door.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Fixture & Fittings

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Referral Fee Disclosure

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