



Sinclair

3 John Cooper Way, Coalville, Leicestershire, LE67 4EQ

£250,000

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Semi Detached Ex Showhome
- Open Plan Kitchen/Diner
- Detached Garage
- Council Tax Band*: C
- Three Bedrooms
- En-Suite & Bathroom
- No Upward Chain
- Price: £250,000

Overview

**** OFFERED WITH NO UPWARD CHAIN **** This ATTRACTIVE AND WELL PRESENTED THREE BEDROOM SEMI DETACHED EX SHOWHOME occupying a CORNER PLOT within the popular commuter town of Coalville comes to the market ideal for up sizers and first time buyers alike. In brief, the property enjoys entrance hall, lounge, ground floor w.c, open plan kitchen/diner, utility room with stairs rising to the first floor landing giving way to three bedrooms including the en-suite shower room and family bathroom. Externally, the property enjoys a private side garden, detached garage and off road parking via a driveway. Early viewings come highly advised. EPC RATING B.

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).

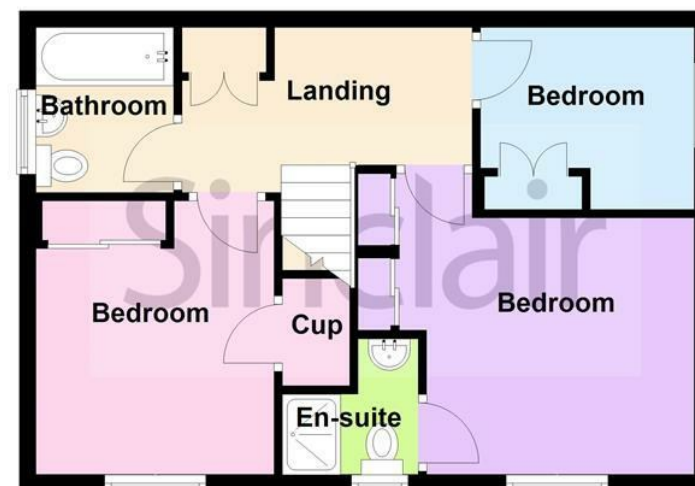


** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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GROUND FLOOR

Entrance Hall

Entered through a composite front door and comprising an inset foot well with ceramic tiled flooring and stairs rising to the first floor.

W.C.

Comprising a low level push button w.c, wall mounted wash hand basin, part tiled walls, inset down lights, extractor fan and continued ceramic tiled flooring.

Lounge

10'5" x 17'7" (3.18m x 5.36m)

Being from a dual aspect with uPVC double glazed windows to front and side and having inset down lights.

Kitchen/Diner

9'5" x 17'7" (2.87m x 5.36m)

Inclusive of a modern range of wall and base units with complementary rolled edge work surfaces, sink and drainer unit with swan neck mixer tap, double electric oven and grill, five ring gas hob with splash screen and extractor hood over, integrated dishwasher and fridge freezer. Other benefits include a concealed gas fired central heating boiler, inset down lights, under cabinet lighting, ceramic tiled flooring, uPVC double glazed French doors accessing the private rear garden and featuring a dual aspect with uPVC double glazed window to side and front.

Utility Room

5'6" x 5'4" (1.68m x 1.63m)

Enjoying continued ceramic tiled flooring from the kitchen/diner and featuring access to understairs storage, a work surface, space and plumbing for appliances, inset down lights and extractor fan.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to three good sized bedrooms, en-suite and family bathroom and comprises an airing cupboard housing the hot water cylinder and a loft hatch.

Bedroom One

11'3" x 10'1" (3.43m x 3.07m)

Having a uPVC double glazed window to front, inset down lights and mirror fronted sliding wardrobes.

En-Suite Shower Room

This three piece suite comprises a low level push button w.c, pedestal was hand basin with mono bloc mixer tap, shower enclosure with thermostatic mixer shower, chrome heated towel rail, part tiled walls, ceramic tiled flooring, shaver point, inset down lights, extractor fan and opaque uPVC double glazed window to front.

Bedroom Two

9'8" x 10'9" (2.95m x 3.28m)

Benefitting from access to over stairs storage with further mirror fronted sliding wardrobes and uPVC double glazed window to front.

Bedroom Three

9'0" x 7'3" (2.74m x 2.21m)

Having a double wardrobe and uPVC double glazed window to side.

Family Bathroom

5'5" x 6'6" (1.65m x 1.98m)

This three piece suite comprises a low level push button w.c, pedestal was hand basin with mono bloc mixer tap, panelled bath with splash screen and thermostatic mixer shower over, chrome heated towel rail, part tiled walls, ceramic tiled flooring, inset down lights, extractor fan and opaque uPVC double glazed window to side.

OUTSIDE

Private Rear Garden

A paved patio are surrounded part brick wall and timber partition fence sits adjacent to an artificial lawn with block paved edging and facilitated by a water point and also featuring a paved walkway accessing the rear of the garden with an area of lawn and a host of shrubs and giving gated access to the driveway and garage.

Front

An area of well maintained privet edging partitions a host of shrubs which in turn is bisected by a paved walk way accessing the front door beneath a canopy porch with wall mounted lantern style lighting. The curved garden wall also hosts a range of lighting and wraps around to the tandem block paved driveway which offers off road parking.

Detached Garage

8'9" x 16'4" (2.67m x 4.98m)

Entered via an up-and-over entrance door and having both light and power.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Referral Fee Disclosure

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3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk