



Sinclair

20 Heron Way, Coalville, Leicestershire, LE67 4LD

£335,000

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Property at a glance

- No Upward Chain
- Four Bedrooms
- Lounge & Dining Room
- Council Tax Band*: D
- Corner Plot
- En-Suite & Bathroom
- Garage & Parking
- Price: £335,000

Overview

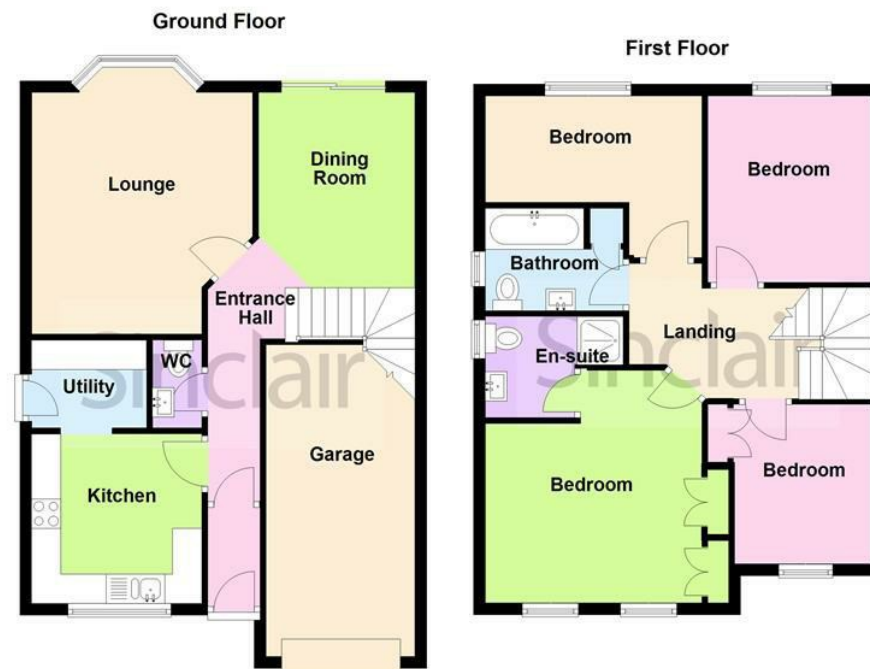
**** OFFERED WITH NO UPWARD CHAIN **** This **FOUR BEDROOM** DETACHED FAMILY HOME comes to the market offering kitchen, utility room, ground floor w.c, open plan dining room and separate lounge to the ground floor with stairs rising to the first floor landing giving way to four good sized bedrooms including the en-suite shower room and family bathroom respectively. Externally, the property occupies a generous corner plot with ample off road parking to front with integral garage and private garden to rear. EPC RATING C.

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.



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GROUND FLOOR

Entrance Hall

Entered through a composite front door and comprising timber effect laminate flooring and coving.

Kitchen

9'6" x 9'7" (2.90m x 2.92m)

Inclusive of an attractive range of wall and base, porcelain one and half bowl and sink drainer unit with swan neck mixer tap, tiled splash backs, space and plumbing for appliances, a four ring gas hob with extractor hood over, electric oven/grill, ceramic tiled flooring, inset down lights, uPVC double glazed window to front and opening into the utility room.

Utility Room

4'11" x 6'5" (1.50m x 1.96m)

Having a work surface beneath which lies space and plumbing for appliances, continued ceramic tiled flooring, uPVC door accessing the rear garden and benefitting from a wall mounted gas fired central heating boiler.

Ground Floor W.C

Comprising a low level push button w.c, wash hand basin with mono bloc mixer tap, part tiled walls, ceramic tiled flooring and extractor fan.

Dining Room

8'11" x 13'7" (2.72m x 4.14m)

Enjoying uPVC framed patio doors accessing the private rear garden and comprising stairs rising to the first floor, continued timber effect laminate flooring from the entrance hall and coving.

Lounge

12'6" x 13'5" (3.81m x 4.09m)

Having an Adam style gas fireplace with polish marble surround and hearth, coving and a uPVC double glazed bay window to front.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to four good sized bedrooms including the family bathroom and en-suite shower room and comprises a loft hatch which in turn enjoys both light and power.

Bedroom One

11'6" x 12'9" max (3.51m x 3.89m max)

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

En-Suite Shower Room

5'5" x 5'0" (1.65m x 1.52m)

This three piece suite comprises a low level push button w.c, a vanity wash hand basin with mono bloc mixer tap, a shower enclosure with thermostatic mixer attachment, laminate flooring, inset down lights, extractor fan and opaque uPVC double glazed window to side.

Bedroom Two

10'3 x 9'9" (3.12m x 2.97m)

Having uPVC double glazed window to rear and inset down lights.

Bedroom Three

11'3" x 10'0" max (3.43m x 3.05m max)

Having uPVC double glazed window to rear.

Bedroom Four

8'1" x 8'10" (2.46m x 2.69m)

Having uPVC double glazed window to front and double built in wardrobe.

Family Bathroom

5'9" x 8'1" (1.75m x 2.46m)

This three piece suite comprises a panelled bath with mixer shower tap attachment, tiled splash backs, low level push button w.c, a vanity wash hand basin with mono bloc mixer tap, timber effect laminate flooring, airing cupboard, extractor fan and opaque uPVC double glazed window to side.

OUTSIDE

Private Rear Garden

Enjoying a timber decked patio area, water point, timber close board fencing with side gated access, a well maintained lawn surrounded by a range of bark chip and slate shingling with a host of shrubs.

Front

A tarmacadamed driveway sits adjacent to areas of stone shingling and a well maintained lawn which in turn gives way to the front door and access to the garage.

Garage

8'4" x 17'4" (2.54m x 5.28m)

Entered via and electric roller entrance door and having both light and power.



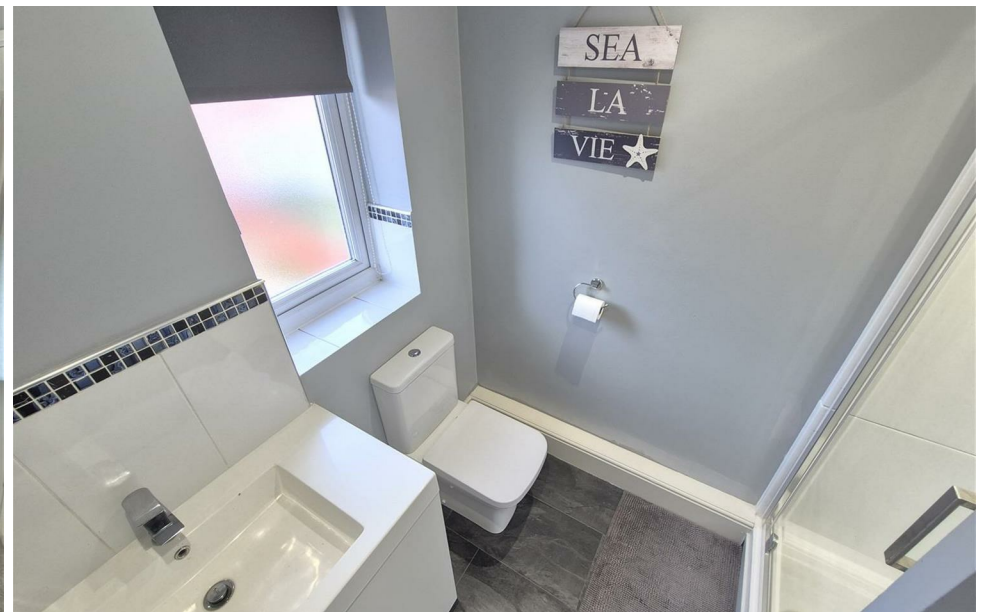
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(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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All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

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Referral Fee Disclosure

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Thinking of Selling?
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