



Sinclair

8 Chiswell Drive, Coalville, Leicestershire, LE67 3JX

£235,000

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Property at a glance

- Four Bedroom Semi Detached Home
- Lounge/Diner
- Garage & Parking
- Council Tax Band*: D
- Set Over Three Storey
- En-suite & Family Bathroom
- No Upward Chain
- Price: £235,000

Overview

** OFFERED WITH NO UPWARD CHAIN ** This FOUR BEDROOM SEMI DETACHED family home set over THREE STOREYS comes to the market benefitting from an en-suite shower room, family bathroom and ground floor w.c to facilitate larger than average family home. Within walking distance to the popular commuter town of Coalville this property enjoys an open plan lounge/diner, w.c and kitchen to the ground floor with stairs rising to the first floor landing giving way to three bedrooms and the family bathroom with further stairs to the second floor with bedroom and en-suite shower room. Externally, the property benefits from garage to the rear with off road parking and rear garden. EPC RATING C.

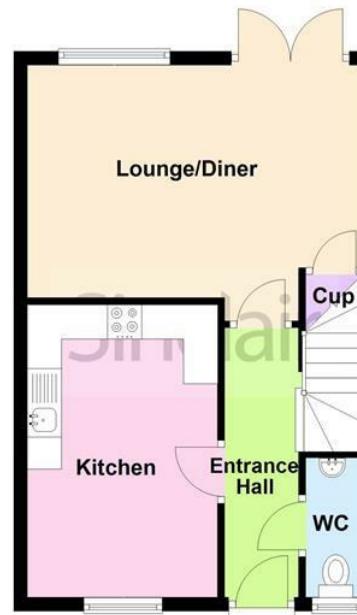
Location**

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.

Ground Floor



First Floor



Second Floor



Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a uPVC front door with inset opaque double glazed panel and having stairs rising to the first floor.

Ground Floor W.C.

Comprising a low level w.c, pedestal wash hand basin with mixer tap, tiled splash backs, timber effect vinyl flooring, opaque uPVC double glazed window to front.

Kitchen

9'2" x 14'0" (2.79m x 4.27m)

Inclusive of an attractive range of wall and base units with rolled work surfaces, four ring gas hob with extractor hood over, electric oven and grill, sink and drainer unit, space and plumbing for multiple appliances, ceramic tiled flooring and having wall mounted gas fired central heating boiler.

Lounge/Diner

16'1" x 11'2" (4.90m x 3.40m)

Enjoying uPVC double glazed window to rear, access to under stairs storage and uPVC French doors accessing the rear garden.

FIRST FLOOR

Landing

Stairs rising to the first floor accommodation comprising airing cupboard housing the hot water cylinder and uPVC double glazed window to side.

Bedroom Two

9'2" x 13'0" (2.79m x 3.96m)

Having uPVC double glazed window to rear.

Bedroom Three

9'3" x 12'7" (2.82m x 3.84m)

Having uPVC double glazed window to front.

Bedroom Four

6'6" x 9'8" (1.98m x 2.95m)

Having uPVC double glazed window to rear.

Family Bathroom

6'6" x 5'6" (1.98m x 1.68m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin, panelled bath, tiled splash backs, timber effect vinyl flooring, extractor fan and opaque uPVC double glazed window to front.

SECOND FLOOR

Bedroom One

12'5" (narrowing to 9'5") x 19'4" (3.78m (narrowing to 2.87m) x 5.89m)

Enjoying a loft hatch, uPVC double glazed window to front and timber framed double glazed skylight to rear.

En-Suite Shower Room

6'3" x 6'6" (1.91m x 1.98m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin, corner shower enclosure with thermostatic mixer tap, part tiled walls, timber effect vinyl flooring, shaver point, extractor fan and skylight to rear.

OUTSIDE

Private Rear Garden

Having an artificial lawn edged with a paved walk way which in turn gives way to the rear gated access and surrounded by timber close board fencing.

Front

Having a stone shingled frontage bisected by a paved walk way accessing the front door beneath a canopy porch.

Garage

Situated externally from the property within a block of three the garage is entered via an up-and-over door to front with off road parking.



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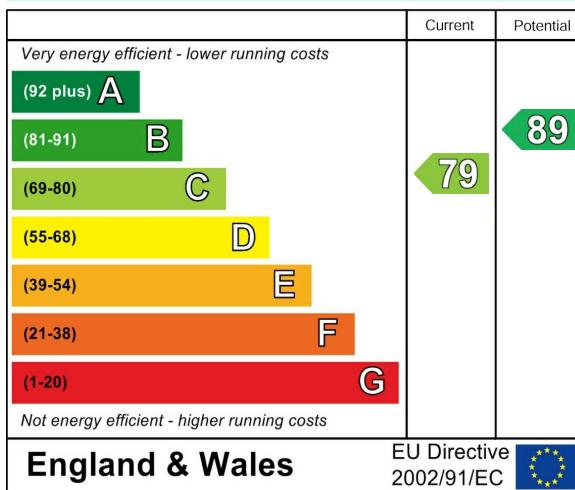
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Energy Efficiency Rating



Fixture & Fittings

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

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

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Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

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