



Sinclair

29 Harker Drive, Coalville, Leicestershire, LE67 4GG

£269,950

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



## Property at a glance

- Kitchen/Diner
- En-Suite Shower Room
- Corner Plot
- Council Tax Band\*: C
- Ground Floor WC
- Detached Garage
- Three Bedrooms
- Price: £269,950

## Overview

This THREE BEDROOM DETACHED FAMILY HOME comes to the market guaranteeing WOW FACTOR! Featuring a super CORNER PLOT, a detached garage, a beautifully appointed open plan lounge and dining room which is currently utilised as a 'Tea room' and also featuring an en-suite shower room to the principle bedroom. An early viewing comes highly advised in order to appreciate the wealth of accommodation within the wonderfully appointed family home. 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



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## GROUND FLOOR

### Entrance Hall

Entered via a composite front door with inset opaque double glazed panel, featuring an adjacent circular opaque uPVC double glazed window to the side and having oak flooring, coving and stairs rising to the first floor landing.

### Guest Cloakroom

Comprising a low level, push button WC, a vanity wash hand basin with monobloc mixer tap, coving, inset downlights, an extractor fan and an opaque uPVC double glazed window to the side.

### Lounge

10'1" x 15'0" (3.07m x 4.57m)

Enjoying coving, a uPVC double glazed bay window to the front and opening into the tea room.

### Tea Room/Study Space

10'1" x 9'2" (3.07m x 2.79m)

Having coving, uPVC double glazed French doors accessing the private rear garden and opening into the lounge.

### Kitchen/Diner

9'0" x 16'2" (2.74m x 4.93m)

Inclusive of a modern range of wall and base units with complimentary work surfaces, a one and half bowl sink and drainer unit, a four ring gas hob with electric double oven and grill with extractor fan over, coving, timber effect LVT flooring and housing the gas fired central heating boiler (serviced annually). Other benefits include space and plumbing for appliances, a uPVC double glazed window to the rear and a uPVC framed side personnel door with inset opaque double glazed panel.

## FIRST FLOOR

### Landing

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

### Bedroom One

10'3" x 10'2" (3.12m x 3.10m)

Enjoying a double fitted wardrobe, coving and uPVC double glazed window to the front.

### En-suite Shower Room

9'0" x 4'9" (2.74m x 1.45m)

This three piece suite comprises a low level, push button WC, a vanity wash hand basin, double shower enclosure, inset downlights, coving an extractor fan, timber effect vinyl flooring, a wall mounted shaver point and uPVC double glazed opaque window to the front.

### Bedroom Two

10'2" x 8'6" (3.10m x 2.59m)

Enjoying a uPVC double glazed window to the rear and having coving.

### Bedroom Three

9'1" x 7'2" (2.77m x 2.18m)

Having coving and a uPVC double glazed window to the front.

### Family Bathroom

8'5" x 5'8" (2.57m x 1.73m)

This three piece suite comprises a low level, push button WC, a vanity wash hand basin with monobloc mixer tap, tiled splashbacks, a panelled bath with separate hand held washer, tiled splashbacks, coving, inset downlights an opaque uPVC double glazed window to the side and featuring timber effect vinyl flooring.

## OUTSIDE

### Private Rear Garden

A paved patio area facilitated by a water point gives way to a well maintained lawn with pebble edging and partly planted borders, a timber framed summerhouse all surrounded by a retaining brick wall and facilitated by side gate for access whilst also granting access to the attached garage.

### Front

An area of stone shingling is bisected by a paved walkway beneath a canopy porch facilitating access to the front door which in turn is complimented by wall mounted lighting and well maintained box hedging.

### Detached Garage

8'6" x 18'6" (2.59m x 5.64m)

Entered via an 'up and over' front door and also featuring a side personnel door accessing the private rear garden whilst comprising light and power respectively.

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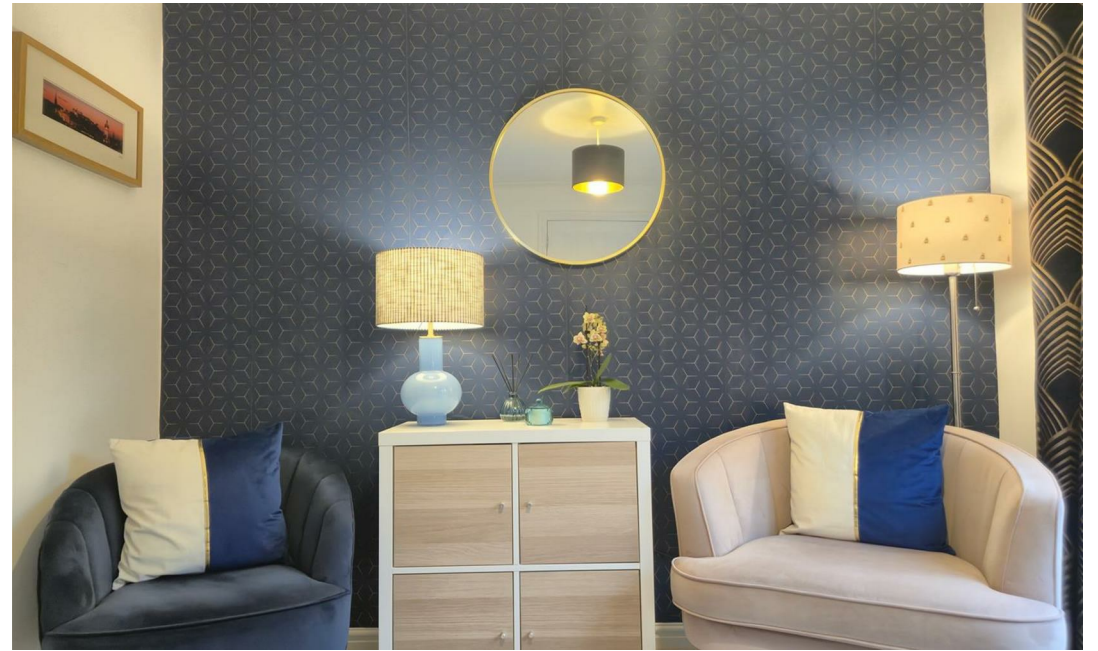




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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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## Referral Fee Disclosure

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**Sinclair**

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