



35 Swannington Road, Coalville, Leicestershire, LE67 3NF

£169,950

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

## Property at a glance

- Two Double Bedrooms
- Open Plan Kitchen/Dining Room
- Field Views
- Council Tax Band\*: A
- Terraced Home
- First Floor Bathroom
- Close To Amenities
- Price: £169,950

## Overview

This TWO DOUBLE BEDROOM TERRACE HOME ideal for FIRST TIME BUYERS comes to the market enjoying FIELDS VIEWS, first floor bathroom and open plan kitchen/dining room. In brief, the property comprises lounge, open plan kitchen/dining room with stairs rising to the first floor landing giving way to two double bedrooms and three piece bathroom suite. Externally, the property enjoys a rear garden and low maintenance frontage. Early viewings come highly advised to avoid disappointment. EPC RATING D.

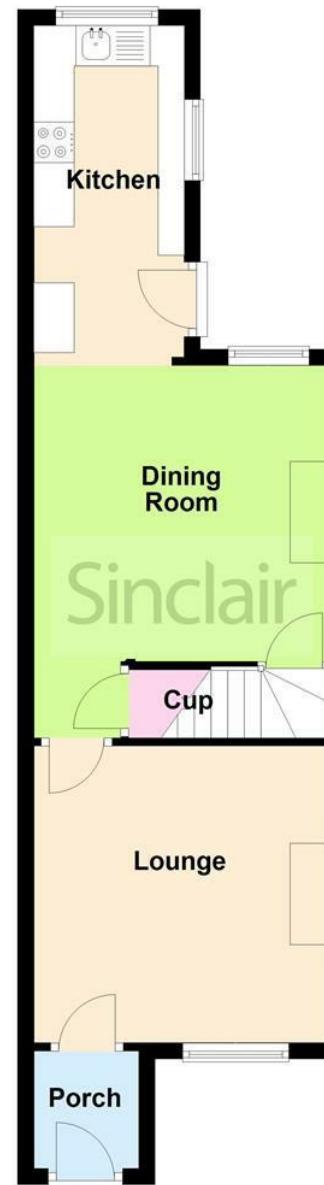
## Location\*\*

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 Porch

Entered via a composite front door and having a quarry tiled floor.

#### Lounge

12'0" x 12'0" (3.66m x 3.66m)

Enjoying a uPVC double glazed window to front, open fireplace with polish granite effect surround and hearth with adjacent alcove lighting, picture rail and coving.

#### Dining Room

12'0" x 12'0" (3.66m x 3.66m)

Having stairs rising to the first floor landing, access to under stairs storage, dado rail, coving, uPVC double glazed window to rear and opening into the kitchen.

#### Kitchen

6'1" x 13'5" (1.85m x 4.09m)

Inclusive of an attractive range of wall and base units with complementary rolled edge work surfaces, four ring gas hob with extractor over, tiled splash backs, electric oven and grill, space and plumbing for appliances, sink and drainer unit, Herringbone effect vinyl flooring, uPVC double glazed door to side and having dual aspect with uPVC double glazed windows to side and rear.

### FIRST FLOOR

#### Landing

Stairs rising to the first floor landing gives way two double bedrooms and bathroom and comprises a loft hatch which in turn enjoys a Velux window, light and power.

#### Bedroom One

12'0" x 12'0" (3.66m x 3.66m)

Having coving and uPVC double glazed window to front.

#### Bedroom Two

9'0" x 12'0" (2.74m x 3.66m)

Having access to over stairs storage which hosts the gas fired central heating boiler and enjoying field views via the uPVC double glazed window to rear.

#### Bathroom

6'0" x 9'4" (1.83m x 2.84m)

This three piece suite comprises low level push button w,c, panelled bath with splash screen and mixer waterfall thermostatic shower over with splash back panelling, vanity was hand basin, extractor fan, vinyl flooring and uPVC opaque double glazed window to rear.

### OUTSIDE

#### Rear Garden

Having a paved patio area facilitated by a side gate (neighbouring property has access over the garden), timber close board fencing, well maintained lawn and paved walkway access the rear of the garden surrounded by a range of shrubs.

#### Front

A paved walkway accessing the front door sits adjacent to a modest courtyard surrounded by a dwarf brick wall.



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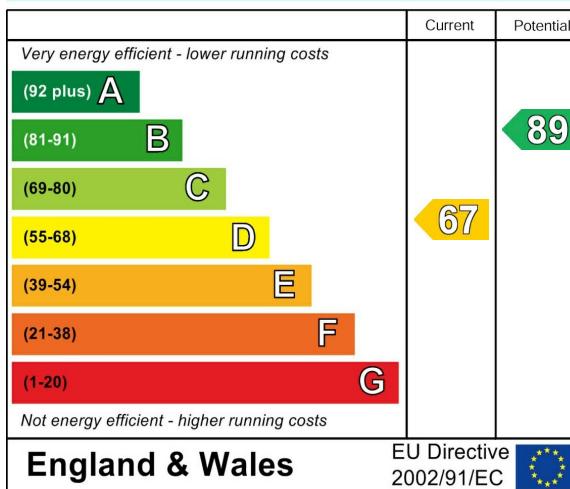
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## Energy Efficiency Rating



### Fixture & Fittings

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

### Special Note To Buyers

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