



9 Convent Drive, Coalville, Leicestershire, LE67 3SF

£239,950

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Three Bedrooms Semi Detached Home
- Open Plan Bay Fronted Lounge/Diner
- Driveway & Single Garage
- Council Tax Band*: B
- Extended Kitchen
- Landscaped South Facing Rear Garden
- Quiet Cul De Sac Location
- Price: £239,950

Overview

This BAY FRONTED THREE BEDROOM SEMI DETACHED FAMILY HOME occupying a CUL-DE-SAC location within the popular commuter town of Coalville comes to market after having been modernised by the current owners. At a glance the property comprises an entrance hall, ground floor w.c, open plan bay fronted lounge with dining room and 16'4" kitchen completing the ground floor. Stairs rising to the first floor give way to three good sized bedrooms and a three piece white family bathroom suite. Externally the property continues to impress with the landscaped private south facing garden along with a tarmacadam driveway providing off road parking for multiple vehicles leading to a single detached garage. 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/42 motorways which enable swift and easy to the cities of the East and West Midlands as well as London and the North. The town 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(J22) 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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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a uPVC double glazed front door with adjacent circular uPVC double glazed side window and having stairs rising to the first floor.

Ground Floor WC

Comprising a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, uPVC double glazed opaque window to side with partly tiled walls.

Lounge

13'1" x 11'3" (3.99m x 3.43m)

Enjoying a uPVC double glazed bay fronted window, feature media wall with inset electric fire and opening into the dining room.

Dining Room

12'3" x 11'3" (3.73m x 3.43m)

Enjoying uPVC double glazed French doors accessing the private rear garden.

Kitchen

16'4" x 5'7" widening to 6'9" (4.98m x 1.70m widening to 2.06m)

Inclusive of an attractive range of wall and base units, four ring electric hob with extractor hood over, integrated electric oven and grill, one and a half bowl sink and drainer unit with swan neck mixer tap, space and plumbing for appliances and tiling to splash prone areas Other benefits include vinyl flooring, uPVC double glazed opaque door accessing the rear garden and dual aspect with uPVC double glazed opaque window to side and further uPVC double glazed window to rear.

FIRST FLOOR

Landing

Stairs rising to the first floor landing provide access to three good sized bedrooms and the family bathroom with uPVC double glazed window to side and loft hatch (approx 13'9" x 13'1" with skylight and partial boarding).

Bedroom One

13'5" x 11'5" (4.09m x 3.48m)

Having uPVC double glazed bay fronted window.

Bedroom Two

12'4" x 9'5" (to wardrobes) (3.76m x 2.87m (to wardrobes))

Having uPVC double glazed window to rear, coving and a range of fitted wardrobes.

Bedroom Three

6'3" x 5'8" (1.91m x 1.73m)

Having uPVC double glazed window to front.

Family Bathroom

5'8" x 9'9" (1.73m x 2.97m)

This three piece white suite comprises low level wc, panelled bath with splash screen and electric shower over, pedestal wash hand basin with splash back panelling, vinyl flooring, dado wall panelling and uPVC double glazed opaque window to rear.

OUTSIDE

Private Rear Garden

The south facing garden benefits from an Indian flag paved patio adjacent to the boiler room which in turn hosts the gas fired central heating boiler and is complemented by a raised area of timber sleeper edged flower beds with well maintained lawn beyond an area of stone shingling and providing access to the rear of the garden. The rear of the garden enjoys external power point, timber shed, paved seating area and is enclosed by timber close board fencing with side gated access.

Garage

16'7" x 9'1" (5.05m x 2.77m)

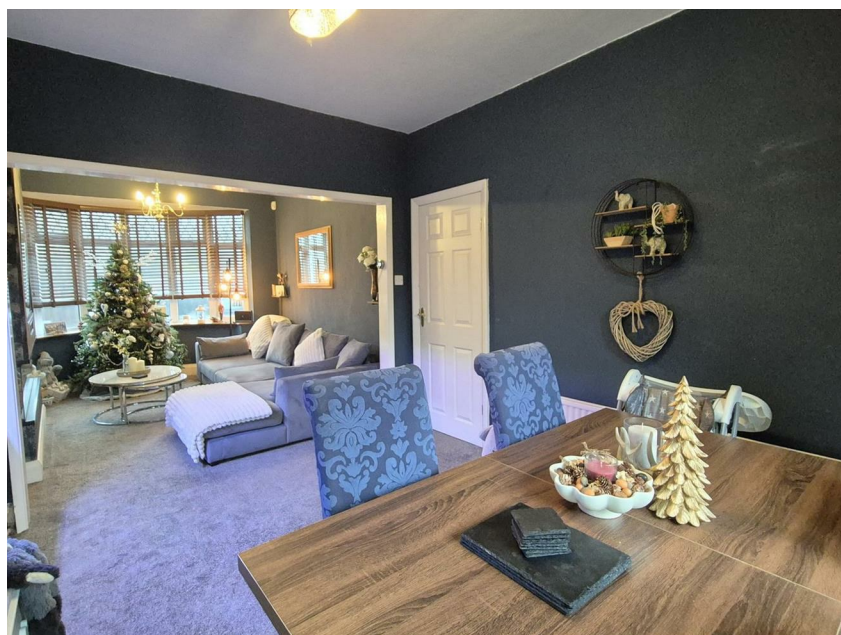
Entered via and up-and-over entrance door and having light and power.

Front

A tarmac driveway providing off road parking for multiple vehicles and is partitioned by a timber feather board fence panel to front which in turn provides access way path to the front door.

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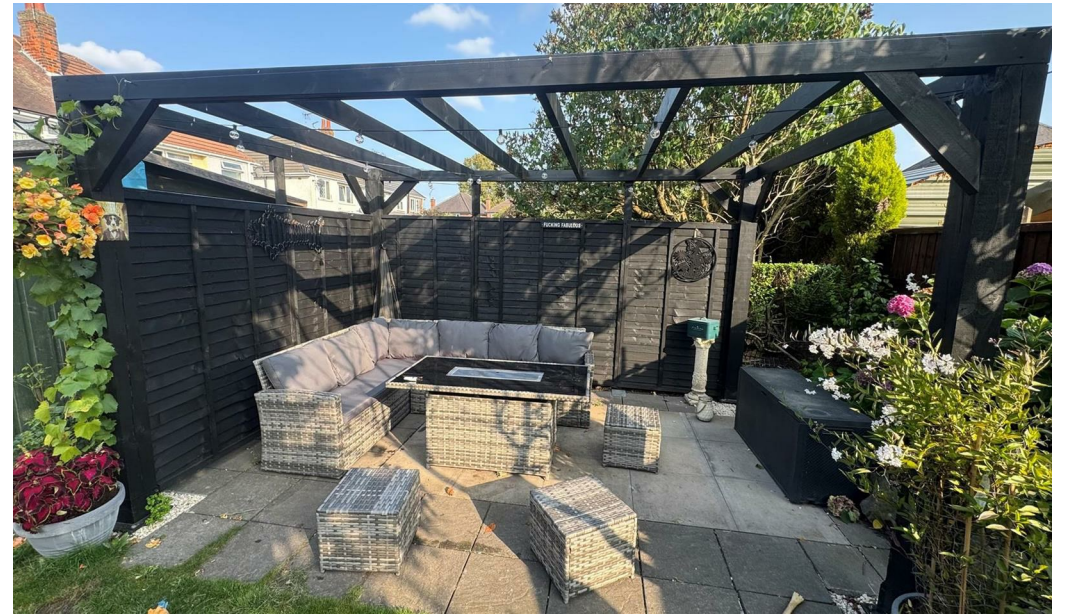
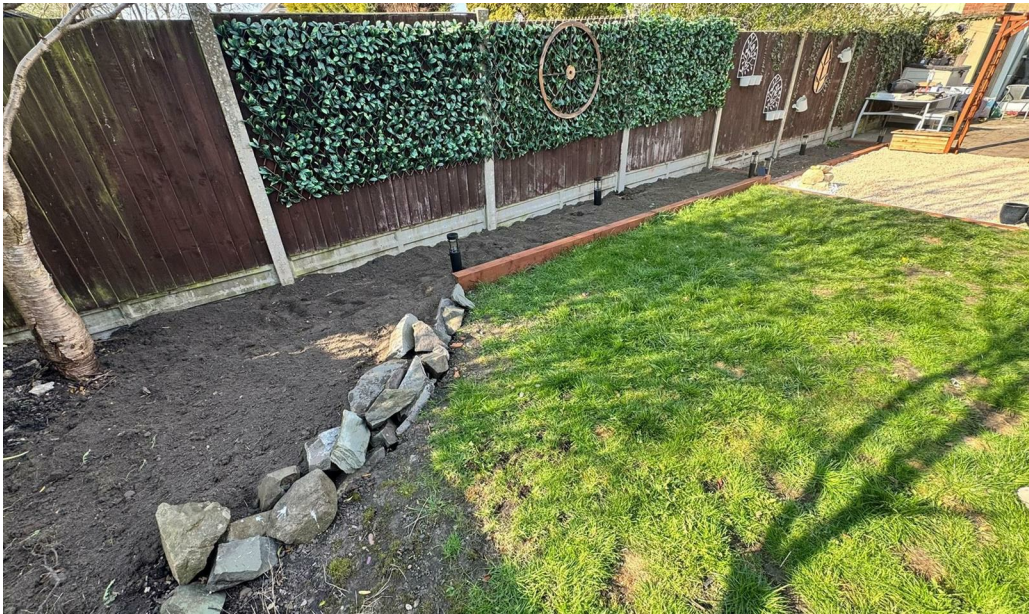
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	60	
(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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3 Belvoir Road, Coalville, Leicestershire, LE67 3PD
Tel: 01530 838338
Email: coalville@sinclairestateagents.co.uk