



Sinclair

33 Sandringham Road, Coalville, LE67 4PD

£1,095

01509 600610 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)



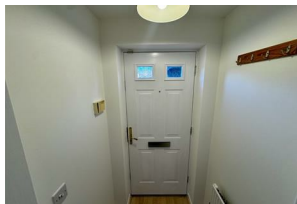
## Property at a glance

- Lovely location
- Driveway and integral garage
- Dining Kitchen
- Council Tax Band\*: C
- Three Bedrooms
- Downstairs WC
- Rear Garden
- Price: £1,095

## Overview

An Immaculately presented, three bedroom mid-town house situated in an ever popular residential location. Overlooking a small park, the internal accommodation comprises: entrance hall, living room, dining kitchen, downstairs WC and internal access to the garage. To the first floor there are three bedrooms and a family bathroom. Outside to the front there is a small fore garden and driveway for one vehicle which leads to the garage and to the rear there is an enclosed garden. Available now.

## Location\*\*



\*\* 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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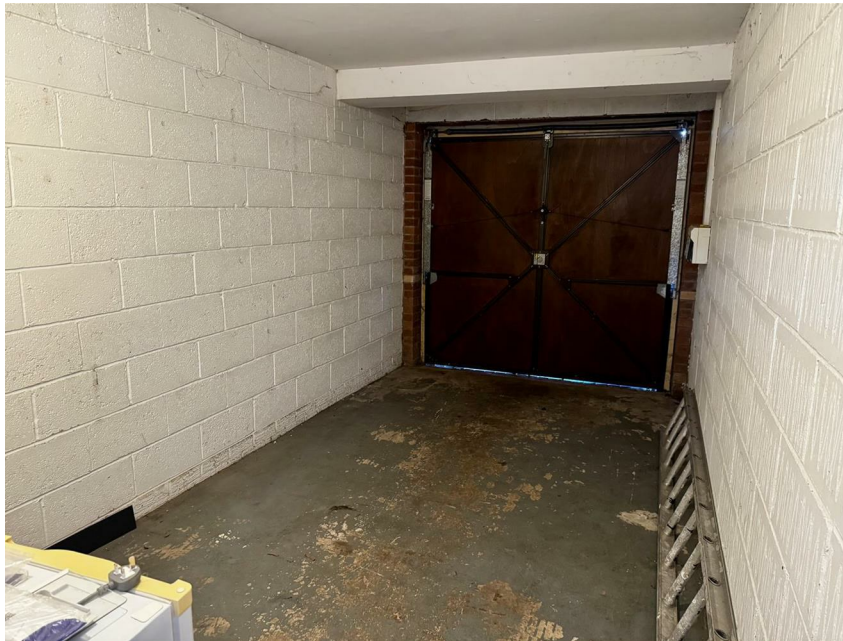




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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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

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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## Photographs

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## Money Laundering

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.

## Referral Fee Disclosure

# Sinclair

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Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.  
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