

A photograph of a room's interior. On the left, there is a fireplace with a white mantelpiece and a tiled surround. The wall above the mantel is covered in wallpaper with a large, stylized floral pattern in green, yellow, and brown. To the right of the fireplace is a built-in white shelving unit with three open shelves and a closed cabinet below. A large, cylindrical, orange-colored pendant light hangs from the ceiling. The floor is covered in a grey carpet. In the background, a white door is open, leading to a hallway. The hallway has a white wall, a white radiator, and a small, dark, patterned ottoman on the floor. A window is visible at the end of the hallway. The Sinclair logo is in the top right corner.

Sinclair

86 Belvoir Road, Coalville, LE67 3PP

£795

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

## Property at a glance

- Two double bedrooms
- Large living space
- Rear Garden
- Council Tax Band\*: A
- Town centre
- Available mid January 2026
- No parking
- Price: £795

## Overview

Situated within the town centre of Coalville, this two bedroom terrace property offers generous accommodation which in brief comprises: 2 open plan reception rooms, fitted kitchen, two bedrooms and a bathroom. Outside to the rear there is an enclosed garden. Available mid January 2026. Please note there is no parking with the property.

## Location\*\*



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

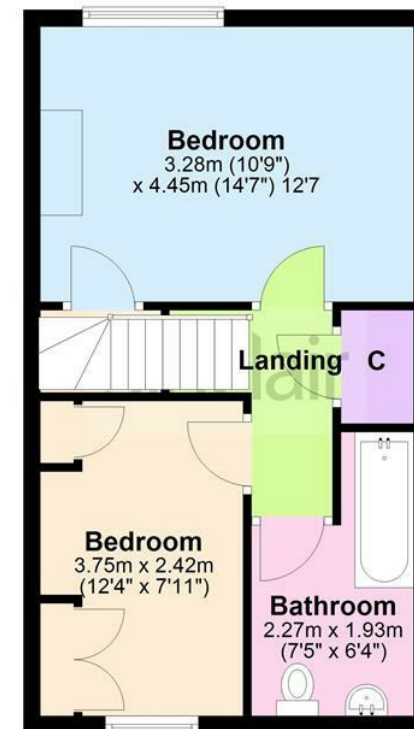
### Ground Floor

Approx. 36.2 sq. metres (389.2 sq. feet)



### First Floor

Approx. 36.5 sq. metres (392.8 sq. feet)



Total area: approx. 72.7 sq. metres (782.0 sq. feet)

86 Belvoir Road, Coalville, LE67 3PP

Sinclair

## Detailed Accommodation

86 Belvoir Road, Coalville, LE67 3PP

Sinclair





86 Belvoir Road, Coalville, LE67 3PP

Sinclair

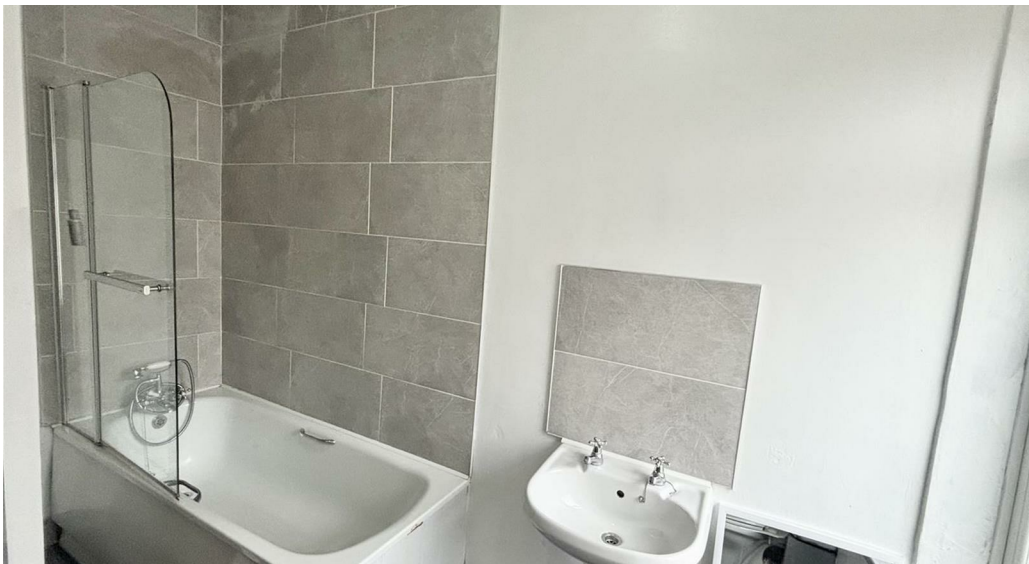




86 Belvoir Road, Coalville, LE67 3PP

Sinclair





86 Belvoir Road, Coalville, LE67 3PP

Sinclair






86 Belvoir Road, Coalville, LE67 3PP

Sinclair





## 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>		<b>79</b>
(55-68) <b>D</b>	<b>58</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.

**Digital Markets Competition & Consumers Act 2024 (DMCC ACT)** - The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Homesearch, Gov.uk and information provided and verified by our vendors.

## Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

## 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

**Thinking of Selling?**  
For a free valuation of your property with no obligation  
call Sinclair on 01509 600610



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.  
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

**Sinclair**

9 Bullring, Shepshed, Leicestershire, LE12 9PZ

Tel: 01509 600610

Email: [shepshed@sinclairestateagents.co.uk](mailto:shepshed@sinclairestateagents.co.uk)