



Sinclair

2 The Oval, Coalville, Leicestershire, LE67 4EA

Guide Price £320,000

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Property at a glance

- Extensive Living Accommodation
- Kitchen & Separate Utility
- Ground Floor W.C
- Council Tax Band*: D
- Living Room, Dining, Conservatory and Playroom
- En-suite Family Bathroom
- Rear Detached Large Garage
- Price: £320,000

Overview

OCCUPYING A FANTASTIC CORNER PLOT POSITION WITH REAR GARDEN PLOT AND DETACHED OVERSIZE SINGLE GARAGE. This fantastic four bedroom detached family home offering further scope for improvement offers a wealth of accommodation over two floors which has been extended and altered in parts. The accommodation briefly comprises: entrance hall with bay fronted living room, separate dining room and open aspect extended conservatory along with breakfast kitchen, separate utility room and converted garage into ground floor playroom. Stairs then rise to the first floor offering four good size bedrooms along with a large master bedroom with three piece en-suite whilst a further three piece white family bathroom concludes the homes internal accommodation. Externally the aforementioned rear garden is a particular feature due to its size and private position whilst a front garden and large driveway provide off road parking for multiple vehicles whilst a large detached garage located to the rear of the property concludes this homes overall accommodation. Additional benefits double glazing and gas central heating. DO NOT DELAY IN ARRANGING YOUR VIEWING OF THIS FAMILY HOME TODAY. CURRENT 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. 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(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.



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Has composite double glazed front access door along with double glazed opaque side windows. Stairs rise to the first floor, radiator and access to the living room.

Living Room

18'8" x 11'0" (5.69m x 3.35m)

Having double glazed bay fronted window and double glazed side elevated window, ceiling coving, t.v point and fire place housing electric fire.

Play Room

16'1" x 7'9" (4.90m x 2.36m)

Formerly the garage being converted having a double glazed bay fronted window with radiator, ceiling coving and ceiling spot lights.

Kitchen

10'0" x 10'6" (3.05m x 3.20m)

Having a range of wall and base units with stainless steel one and a half bowl sink and drainer with mixer tap, integrated double oven and grill with a four ring gas hob, extractor, stainless steel splash back, space and plumbing for dishwasher with tiled splash back, radiator, ceiling spot lights and double glazed rear elevated window with Herringbone style vinyl flooring.

Utility Room

6'6" x 5'5" (1.98m x 1.65m)

Having a range of wall and base units with space and plumbing for washing machine and dryer with wall mounted boiler, Herringbone style vinyl flooring continued from the kitchen area, radiator and double glazed access door to the garden.

Cloakroom/W.C

Comprising: w.c and wash hand basin with double glazed opaque window with fitted Venetian blind along with vinyl flooring and radiator.

Dining Room

10'8" x 8'8" (3.25m x 2.64m)

With laminate flooring, radiator, ceiling coving and open aspect into the conservatory.

Conservatory

9'8" x 11'0" (2.95m x 3.35m)

Being a brick and double glazed construction, single double glazed door along with French doors opening onto the rear garden with laminate flooring.

FIRST FLOOR

Landing

With double glazed opaque window with fitted Venetian blind, airing cupboard and loft access.

Bedroom One

12'2" x 14'3" (3.71m x 4.34m)

With double glazed window, radiator, ceiling fan and a range of built in wardrobes having hanging and over head storage.

En-Suite

Is a three piece suite comprising: shower unit with wall mounted electric shower, dual flush w.c and wash hand basin, part tiled walls, double glazed opaque window and shaving socket.

Bedroom Two

9'5" x 11'4" (2.87m x 3.45m)

With two double glazed windows with fitted Venetian blinds, radiator and a range of built in wardrobes with hanging and over head storage.

Bedroom Three

10'2" x 9'4" (3.10m x 2.84m)

With double glazed window, radiator and built in wardrobe with hanging and over head storage.

Bedroom Four

7'0" x 7'6" (2.13m x 2.29m)

With double glazed window with fitted Venetian blind, radiator and built in wardrobe with hanging and over head storage.

Family Bathroom

Is a three piece white suite comprising: panel bath with electric shower over, w.c and wash hand basin, radiator, partly tiled walls, double glazed opaque window with fitted Venetian blind, ceiling spot lights and extractor.

OUTSIDE

Rear Garden

Offering accommodation of paved patio's and large lawn with planted borders, mature shrubs and trees. All within an enclosed walled and fence boundary with side gate access, outside tap and security lights.

Front Garden

Is landscaped with planted borders.

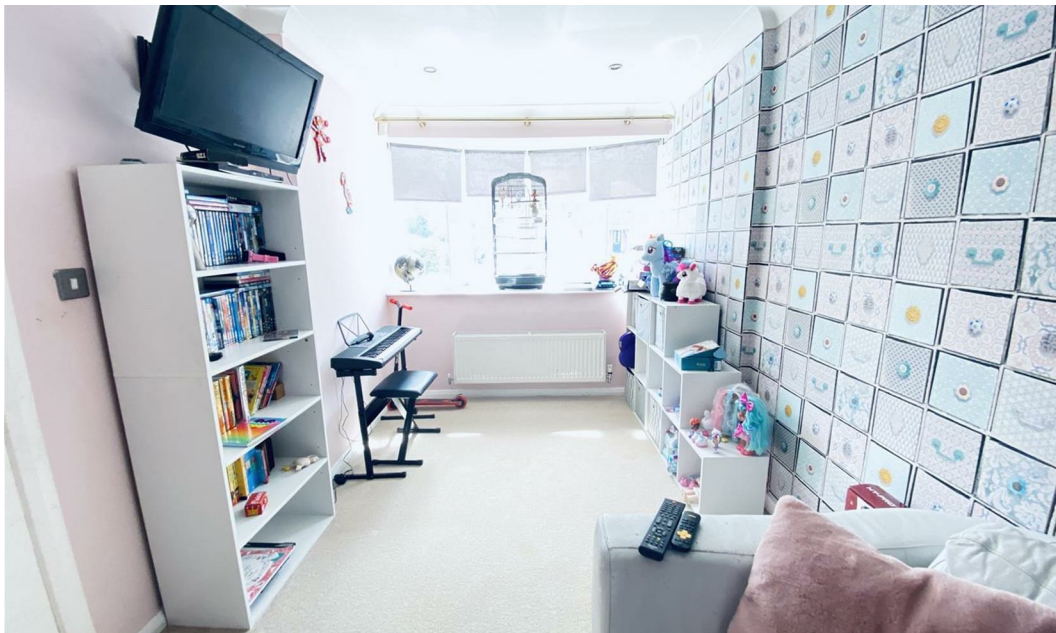
Driveway

Is tarmacadam and provides off road parking for multiple vehicles.

Garage

18'5" x 13'3" (5.61m x 4.04m)

Having electric up and over front access door, light and power supply, double glazed side window and side access courtesy door.



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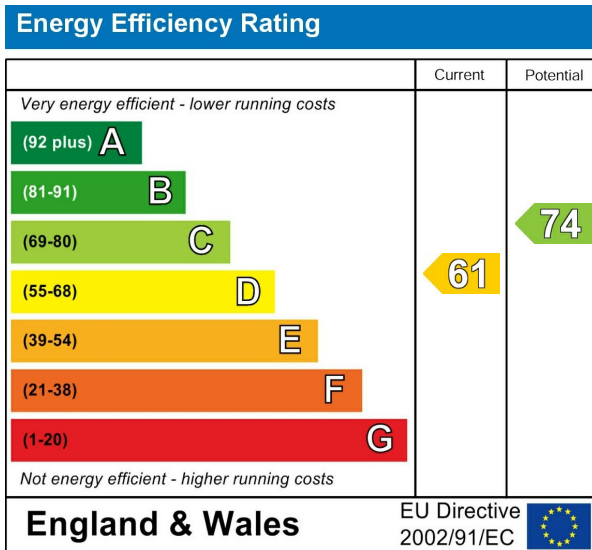
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Fixture & Fittings

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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* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

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Tenure

We are advised by the vendor(s) that the premises are

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