

# Sinclair



2 Langsmead Place, Coalville

£375,000

## 2 Langsmead Place

Coalville

This INDIVIDUALLY APPOINTED EXCEEDINGLY MODERN THREE DOUBLE BEDROOM DETACHED HOME comes to the market boasting a private development comprising executive homes and enjoying an open plan ground floor setting with bay fronted lounge and open plan kitchen/diner, an expansive entrance hall with accompanying ground floor WC and utility room respectively. Stairs rise to the first floor landing offering three double bedrooms including an en-suite shower room and further family bathroom. Externally, the property benefits from a private garden to rear and large driveway offering off road parking for multiple vehicles.

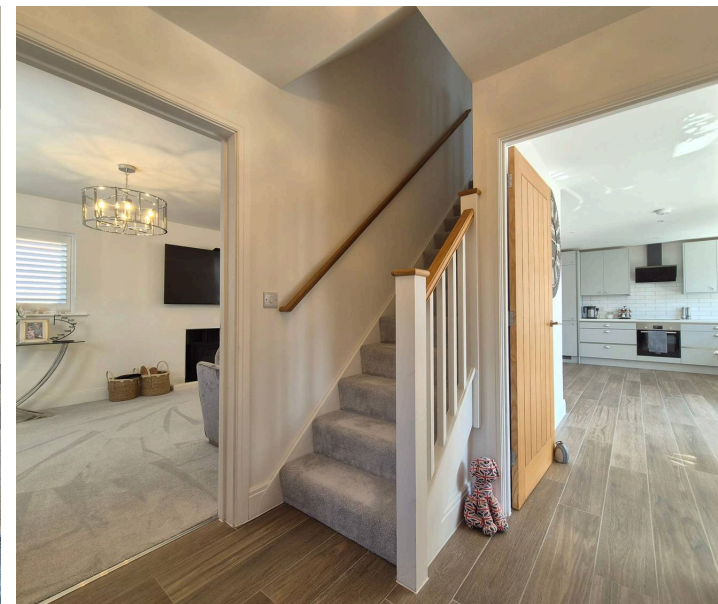
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 7 Years NHBC Remaining
- Three Double Bedrooms
- Detached House
- Corner Plot
- Open Plan Kitchen/Diner
- Close To Amenities



## GROUND FLOOR

### Entrance Hall

Entered via a composite front door with inset opaque double glazed panel and comprising stairs rising to the first floor with an accompanying oak topped balustrade and having timber effect ceramic tiled flooring.

### Guest Cloakroom

Comprising a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, tiled splashbacks, continued flooring from the entrance hall, extractor fan and an opaque uPVC double glazed window to front.

### Lounge

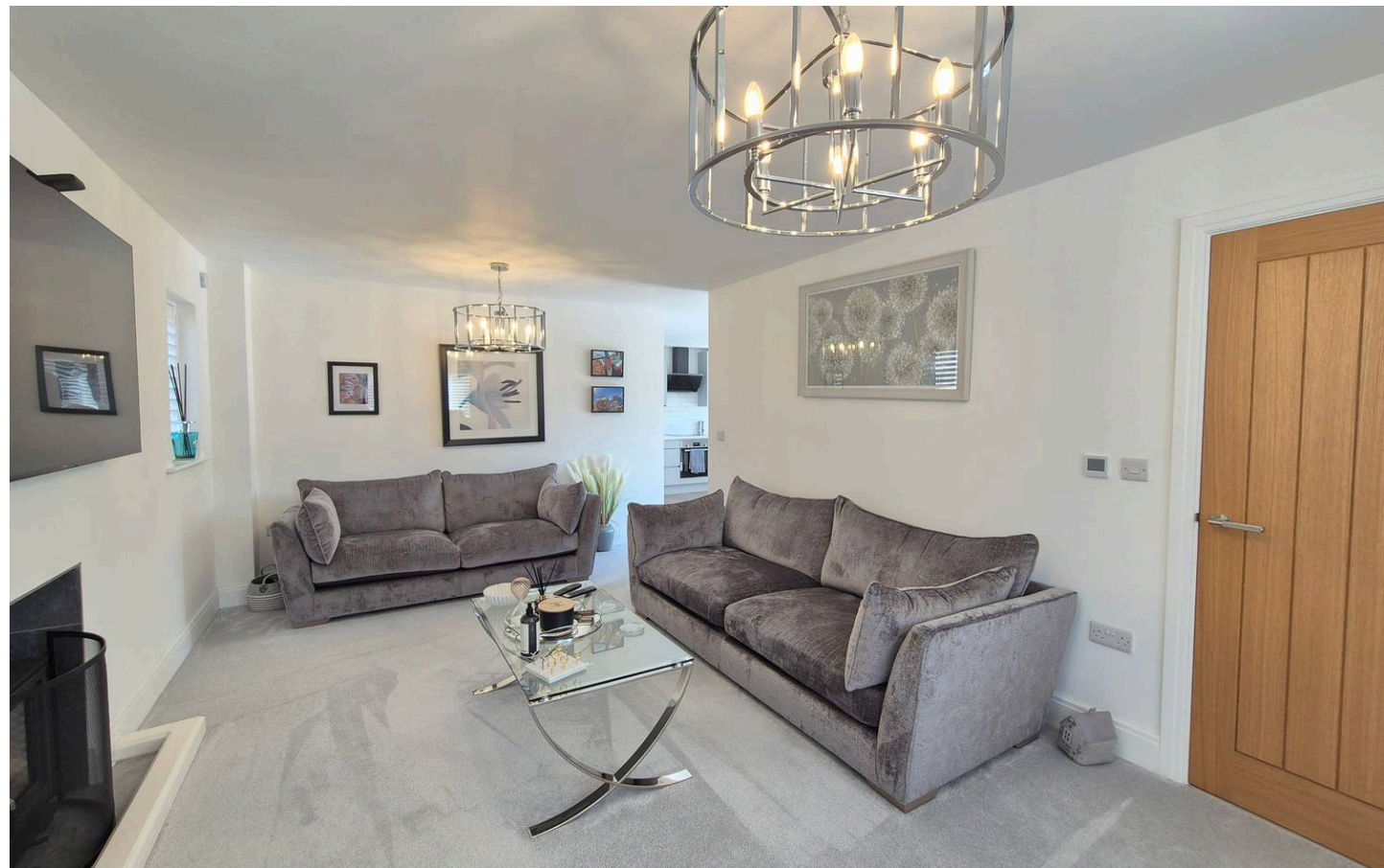
19' 9" x 11' 3" (6.02m x 3.43m)

Enjoying a dual aspect with uPVC double glazed bay window to front and two further uPVC double glazed windows to the side benefiting from fitted shutters and complemented by a multi fuel log burner on a slate hearth with further slate surround and opening into the kitchen/diner.

### Kitchen/Diner

23' 6" x 13' 1" (7.16m x 3.99m)

Inclusive of a modern range of wall and base units, a sink and drainer unit with swan neck mixer tap, four ring induction hob with tiling to splash prone areas and an extractor hood over, an electric oven and grill, an integrated fridge/freezer and dishwasher. Other benefits include access to understairs storage, inset downlights, uPVC double glazed window to side and having aluminium framed bifold doors accessing the private rear garden.



### Utility Room

9' 0" x 6' 5" (2.74m x 1.96m)

Enjoying continued flooring from the kitchen/diner and having a range of base units, a sink and drainer unit with swan neck mixer tap, tiled splashbacks, space and plumbing for appliances and a feature vaulted ceiling. Other benefits include a uPVC double glazed window to rear, inset downlights and a composite side door accessing the private rear garden.

### FIRST FLOOR

#### Landing

Stairs rising to the first floor landing grant access to the entire first floor accommodation and comprise a loft hatch.

#### Bedroom One

18' 4" x 11' 2" (5.59m x 3.40m)

Having a uPVC double glazed window to front with fitted shutters and having a dresser unit and inset downlights.

#### Ensuite

7' 0" x 4' 4" (2.13m x 1.32m)

This three piece suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixer tap and a double walking shower enclosure with ceramic tiled walls and flooring, an opaque uPVC double glazed window to side with fitted shutters, inset downlights, extractor fan and a smart mirror.

#### Bedroom Two

10' 2" x 9' 5" (3.10m x 2.87m)

Enjoying a range of fitted wardrobes, uPVC double glazed window to rear and fitted shutters.



### Bedroom Three

11' 0" x 13' 2" (3.35m x 4.01m)

Having a uPVC double glazed window to front with fitted shutters.

### Family Bathroom

This three piece suite comprises a low level push button w.c, vanity wash hand basin, panelled bath with splash screen and thermostatic mixer shower over, an extractor fan, opaque uPVC double glazed window to side and having ceramic tiled walls and flooring.

### Rear Garden

Benefiting from a sunny south facing aspect and having a paved patio area with timber sleeper edging and a retaining curved brick wall surrounding the garden along with timber closed board fence panelling with side gated access and stone shingled edging.

### Front Garden

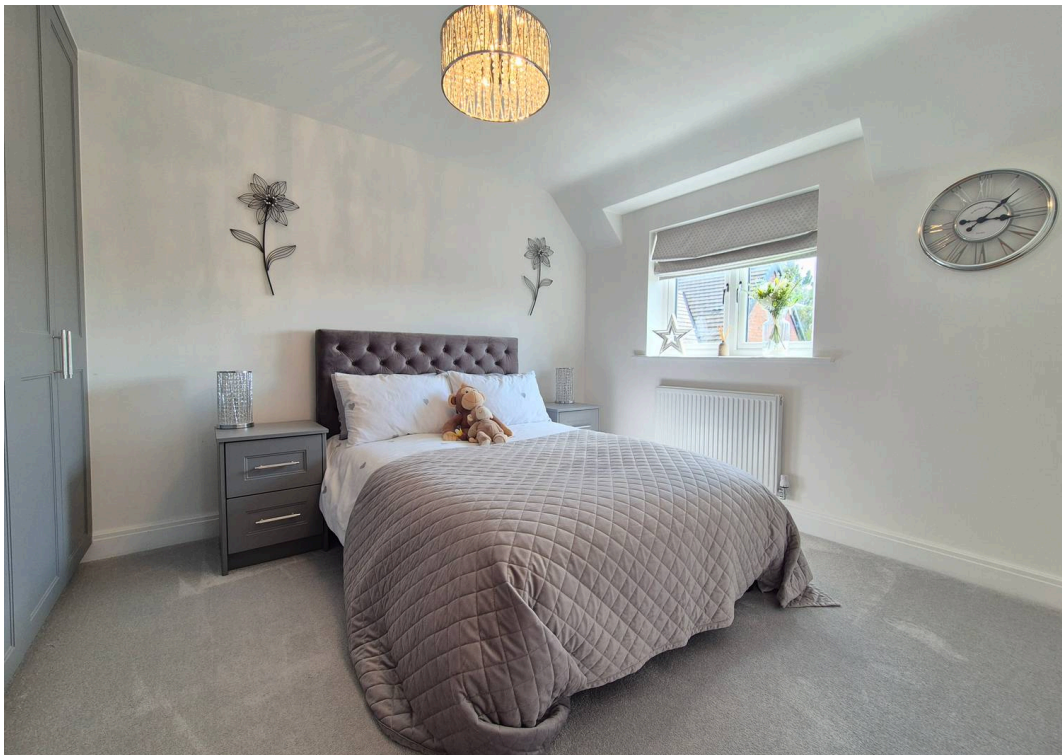
A well maintained lawn is bisected by a paved walkway accessing the front door beneath a canopy porch and facilitated by wall lighting.

### Driveway

Having a tandem tarmacadam driveway offering off road parking for multiple vehicles whilst being complemented by a host of raised timber sleeper flower beds.



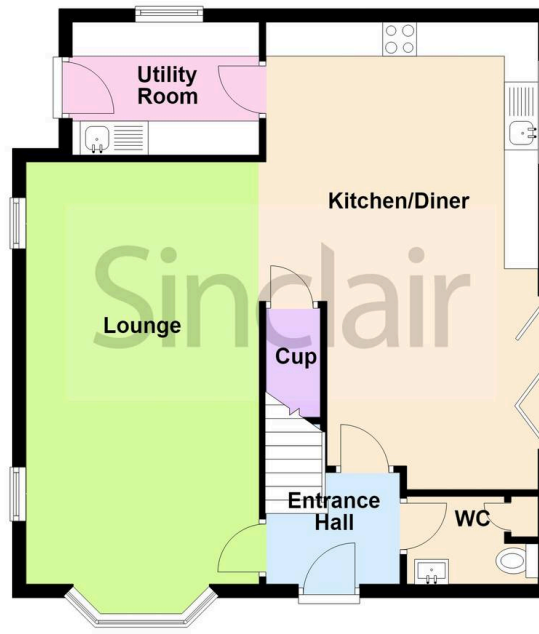




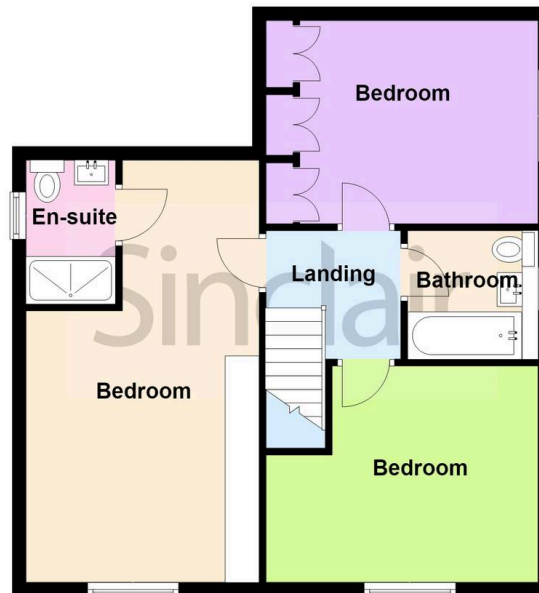




Ground Floor



First Floor





## Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville – LE67 3PD

01530 838338

[coalville@sinclairestateagents.co.uk](mailto:coalville@sinclairestateagents.co.uk)

[www.sinclairestateagents.co.uk/#/](http://www.sinclairestateagents.co.uk/#/)

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, Spectre, Gov.uk and information provided and verified by our vendors.