

Sinclair



58 James Street, Coalville

£250,000

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This MUCH IMPROVED THREE BEDROOM DETACHED HOUSE comes to the market occupying a TOWN CENTRE position within the popular commuter town of Coalville. In brief, the property comprises entrance hall, dining room, lounge, fitted breakfast kitchen and separate playroom/conservatory. stairs rising to the first floor landing gives way to the three piece bathroom suite and three bedrooms. Externally, the property enjoys a landscape garden and well maintained frontage.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached Home
- Traditionally Styled
- Three Bedrooms
- Modern Kitchen/Diner
- Conservatory
- Centre Of Town Location



GROUND FLOOR

Entrance Hall

Entered by a composite front door with adjacent uPVC double glazed window and comprising decorative ceramic tiled flooring, stairs rising to the first floor and having access to understairs storage.

Dining Room

11' 4" x 10' 9" (3.45m x 3.28m)

Enjoying a dual aspect with uPVC double glazed windows to front and side, picture rail and cast iron fireplace, acting as a focal point (not in use).

Lounge

11' 4" x 13' 0" (3.45m x 3.96m)

Having picture rail, uPVC double glazed window to front, double full length cupboard and feature fireplace (not in use).

Breakfast/Kitchen

13' 5" x 12' 8" (4.09m x 3.86m)

Inclusive of a modern range of wall and base units, a one-and-a-half bowl sink and drainer unit with swan neck mixer tap, a breakfast bar island which hosts a four ring induction hob with integrated extractor fan, an integrated fridge, dishwasher, washing machine and tumble dryer, two double electric oven and grills and an additional sink unit with a instant hot water aqua tap. Other benefits include inset downlights, inner cabinet, lighting, ceramic tiled flooring, column radiator and two uPVC double glazed windows to rear with further uPVC double glazed window to side.



Conservatory

11' 4" x 11' 2" (3.45m x 3.40m)

Being of brick and uPVC double glazed construction and comprising a stable timber frame door accessing the kitchen uPVC double glazed French doors access in the rear garden, timber laminate flooring and benefiting from a bungalow style roof.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to three good sized bedrooms and the family bathroom and comprise wall lighting, uPVC double glazed window to side and loft hatch.

Bedroom One

11' 4" x 13' 0" (3.45m x 3.96m)

Having picture rail and uPVC double glazed window to front.

Bedroom Two

11' 2" x 11' 0" (3.40m x 3.35m)

Having a uPVC double glazed window to front, picture rail and dado rail.

Bedroom Three

6' 5" x 9' 1" (1.96m x 2.77m)

Currently, formatted as a home office. This bedroom enjoys a uPVC double glazed window to rear overlooking the garden.

Family Bathroom

5' 1" x 6' 3" (1.55m x 1.91m)

This three piece suite comprises a panelled bath with splash screen and thermostatic mixer waterfall shower over with a separate telephone style mixer shower tap, tiled walls, tiled flooring, opaque uPVC double glazed window to side, a low level w.c, pedestal wash hand basin with mono bloc mixer tap, extractor fan, column radiator and inset downlights.



FRONT GARDEN

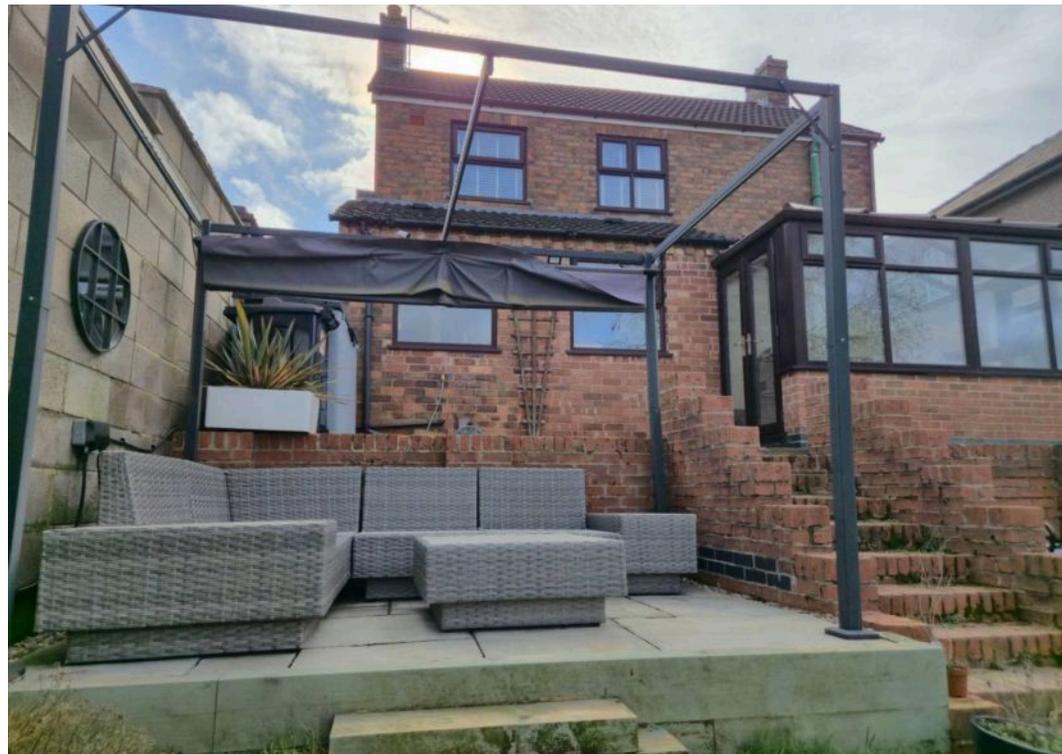
Double timber gates adjacent to well maintained box hedging gives way to an area of slate shingling bisected by a paved walkway, which grants access to the front door.

REAR GARDEN

Enjoying a sunny aspect, the rear garden benefits from an Indian flag paved patio area facilitated by side gate, wall lighting and water point with steps descending to a sunken lawn to a separate paved seating areas, external power points and having two timber sheds.







Ground Floor



First Floor





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