

Sinclair



148 Belvoir Road, Coalville

£169,950

# 148 Belvoir Road

## Coalville

This TWO BEDROOM END TERRACE house boasting a DETACHED GARAGE and a LOFT ROOM comes to the market occupying a central location within the popular commuter town of Coalville. In brief the property comprises an entrance hall, lounge, kitchen, inner hall/utility and bathroom to the ground floor. Stairs rising to the first floor landing offer two bedrooms and an additional set of stairs ascending to the loft room. Externally the property enjoys a rear garden and detached garage respectively. Ideal for a first-time-buyer, early viewings come highly advised in order to avoid disappointment.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Two Double Bedrooms
- Lounge & Kitchen
- Loft Room
- Detached Garage
- Centre of Town Location



## GROUND FLOOR

### Entrance Porch

Entered via a uPVC front door with inset Opaque double glazed panel and enjoying adjacent uPVC double glazed windows to front and side whilst opening into the lounge.

### Lounge

14' 5" x 12' 0" (4.39m x 3.66m)

Having a uPVC double glazed window to front, exposed timber beams, a log burner set within a brick surround (not in use) and benefiting from access to understairs storage.

### Kitchen

7' 0" x 9' 4" (2.13m x 2.84m)

Inclusive of an attractive range of wall and base units with complimentary butchers block work surfaces, a Belfast sink and drainer unit with swan neck mixer tap, tiling to splash prone areas and integrated fridge/freezer, a freestanding gas cooker, with extractor hood over, ceramic tiled flooring, uPVC double glazed window to rear and having stairs rising into the first floor.

### Rear Lobby/Utility

Having ceramic tiled flooring, space and plumbing for appliances, a loft hatch, a uPVC door accessing the rear garden and giving way to the bathroom.

### Bathroom

7' 6" x 6' 4" (2.29m x 1.93m)

This three piece suite comprises a low level push button w.c, panelled bath with electric power shower over, vanity, wash hand basin, tiled splashbacks, tile effect laminate flooring, inset downlights, extractor fan, shaver point, opaque uPVC double glazed window to rear and having a wall mounted gas fired central heating boiler.



## FIRST FLOOR

### Landing

Stairs rising to the first floor landing gives way to two double bedrooms and a further set of stairs ascending to the second floor.

### Bedroom One

11' 6" x 10' 1" (3.51m x 3.07m)

Having a uPVC double glazed window to rear, access to over stairs storage, exposed timber beams, inset downlights and a range of fitted wardrobes.

### Bedroom Two

7' 4" x 12' 0" (2.24m x 3.66m)

Having a uPVC double glazed window to front, exposed timber beams, a cast iron fireplace acting as a focal point (not in use).

## SECOND FLOOR

### Loft Room

Having a Velux window to rear, access to eaves storage and having inset downlights.

### Garden

Enjoying a sunny aspect, a timber decked patio area adjacent to an artificial lawn and facilitated by two separate bricks stores each with power and a waterpoint and having rear gated access to the back of the garden. The neighbouring property has a pedestrian easement accessing the front portion of the garden for access.

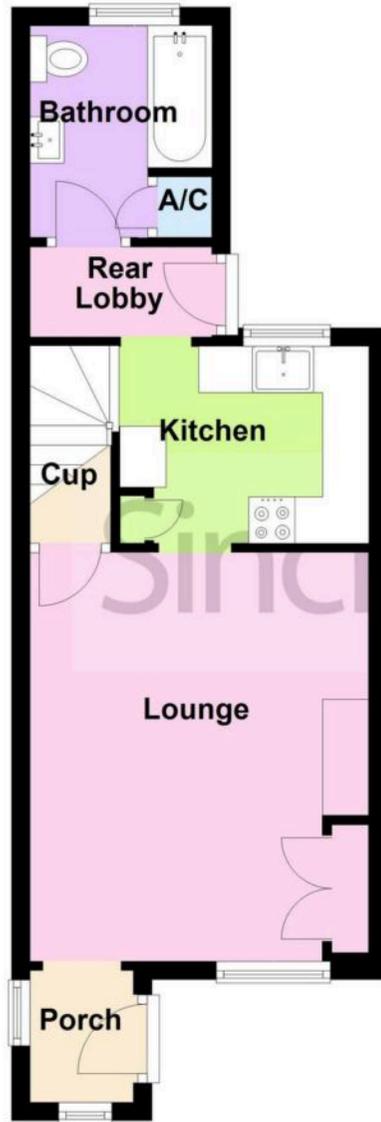
### Garage

The detached garage enjoys double timber entrance doors, timber framed personnel door two further single glazed timber framed windows, light and power and boarded loft space with hatch for further storage.





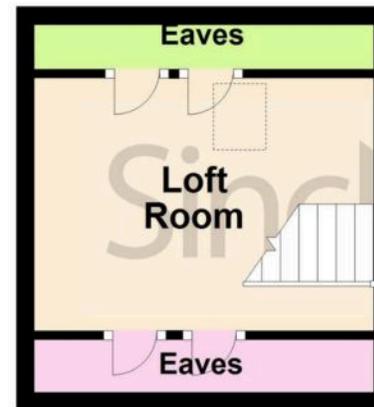
**Ground Floor**



**First Floor**



**Second Floor**





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