

Sinclair



64 Sharpley Avenue, Coalville

£235,000

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Coalville

OFFERED WITH NO UPWARD CHAIN. This three bedroom detached family home occupying a cul-de-sac location within the popular commuter town of Coalville comes to the market in need of modernisation and with a host of potential. In brief, the property comprises an entrance hall, lounge, kitchen/diner and garden room to the ground floor with stairs rising to the first floor landing giving way to the shower room and three bedrooms. Externally, the property offers a garage, ample off road parking to front and a private garden to rear. Early viewings come highly advised in order to avoid disappointment.

Council Tax band: D

Tenure: Freehold

- No Upward Chain
- Three Bedrooms
- Detached House
- Garden Room
- Garage & Parking
- Cul-De-Sac



GROUND FLOOR

Entrance Hall

Entered via an opaque uPVC front door with adjacent uPVC double glazed window whilst comprising coving and stairs rising to the first floor.

Lounge

17' 2" x 11' 9" (5.23m x 3.58m)

Having an uPVC double glazed bow window to front, dado rail, coving, fireplace with gas inset living flame on an oversized quarry tiled hearth having brick surround and inset shelving and complimentary wall lighting.

Kitchen/Diner

17' 2" x 10' 2" (5.23m x 3.10m)

Inclusive of the range of wall and base units and complimentary rolled edge work surfaces, a sink and drainer unit, freestanding gas cooker with fitted filtration hood over, space and plumbing for appliances, coving, timber effect vinyl flooring and having timber framed door access in the garden room with adjacent timber framed single glazed window. Other benefits include access to understairs storage which hosts the gas fire central heating boiler and has a timber framed opaque single glazed window to side.

Garden Room

17' 10" x 8' 6" (5.44m x 2.59m)

Having uPVC double glazed windows to rear and uPVC doors to both left and right elevation whilst benefiting from space and plumbing for appliances beneath a work surface, light and power.

FIRST FLOOR

Landing

Stairs rising to be first floor landing gives way to three good sized bedrooms, shower room and comprises a loft hatch and timber framed single glazed opaque window to side.



Bedroom One

10' 2" x 12' 0" (3.10m x 3.66m)

Having a uPVC double glazed window to front and access to over stairs storage.

Bedroom Two

10' 0" x 10' 1" (3.05m x 3.07m)

Having uPVC double glazed window to rear.

Bedroom Three

6' 8" x 8' 8" (2.03m x 2.64m)

Having uPVC double glazed window to front.

Shower Room

6' 7" x 6' 6" (2.01m x 1.98m)

This three piece suite comprises a low level w.c, vanity wash hand basin with a mono bloc mixed tap, corner shower enclosure with thermostatic mixer shower tap, ceramic tiled walls and flooring, heated towel rail and an opaque uPVC double glazed window to rear.

Rear Garden

Enjoying a sunny aspect and having a paved seating area, lawn, greenhouse, a range of trees and shrubs while surrounded by timber close board fencing and having a side gated access.

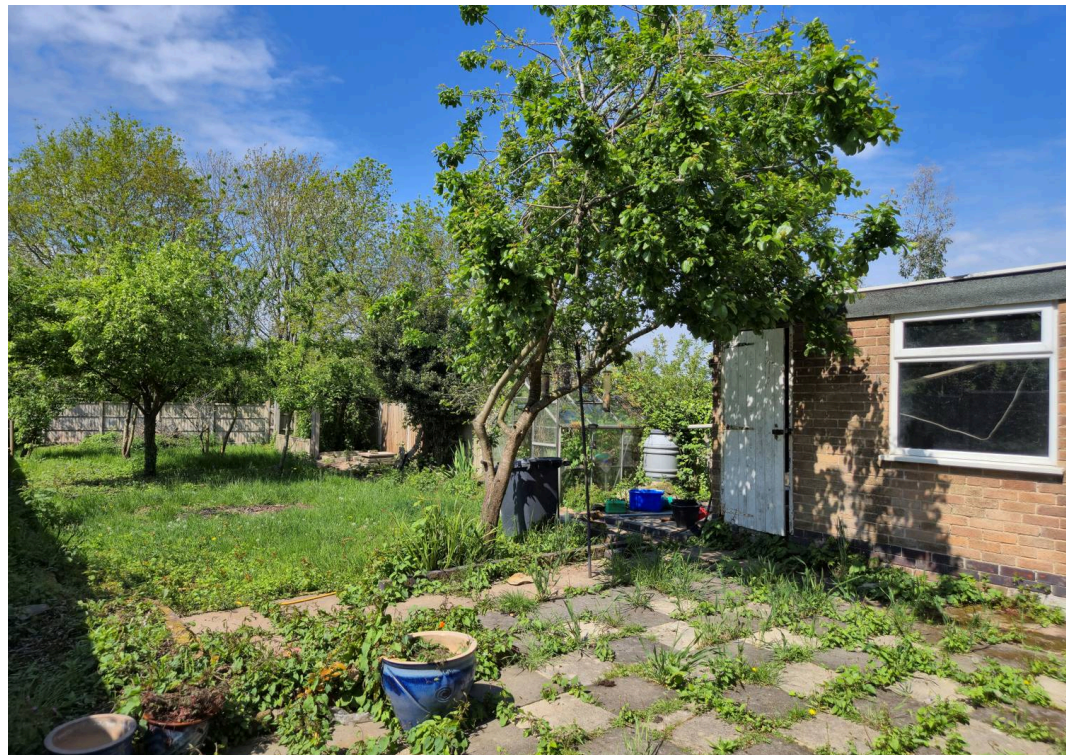
Driveway

Offering off road parking for multiple vehicles via a tarmacadam driveway with block edging.

Garage

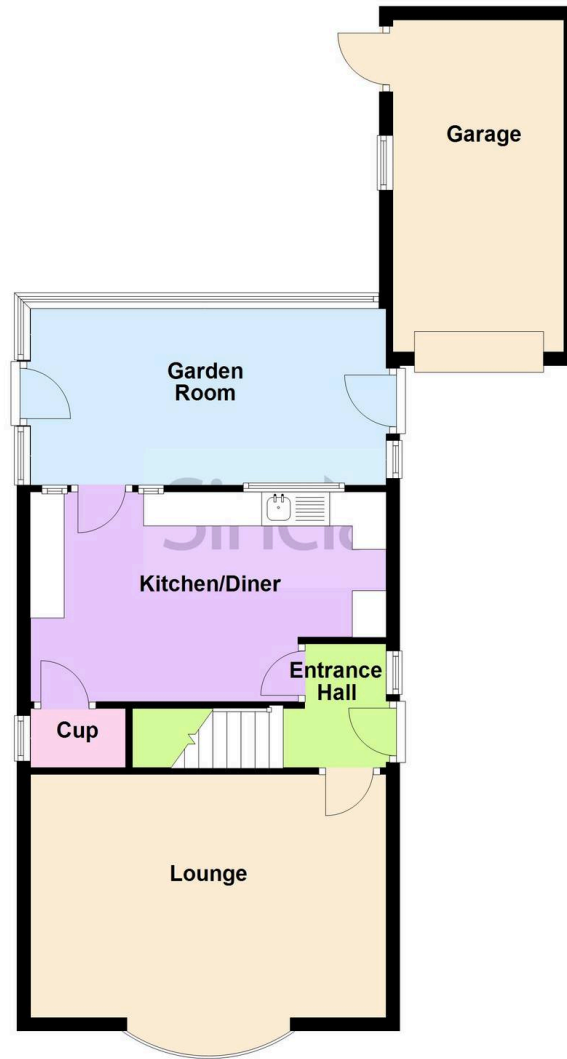
Entered via an up and over door to front with further timber framed personnel door to side adjacent to a uPVC double glazed window and having both light and power.





Ground Floor

Approx. 67.4 sq. metres (725.1 sq. feet)



First Floor

Approx. 40.5 sq. metres (436.4 sq. feet)





Sinclair Estate Agents

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