



122 London Road, Coalville

£269,950

122 London Road

Coalville, Coalville

**** OFFERED WITH NO UPWARD CHAIN **** This FOUR DOUBLE BEDROOM, THREE STOREY VICTORIAN VILLA comes to the market offering a host of internal accommodation which in brief comprises entrance hall, lounge, dining room, 18'5" kitchen, utility room and a ground floor wc. Stairs rise to the first floor landing gives way to the family bathroom, two double bedrooms and a further set of stairs ascending to the second floor which in turn boasts two further double bedrooms. Externally, the property enjoys a low maintenance modest rear garden and driveway to front offering off road parking.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- No Upward Chain
- Period Property
- Three Storeys
- Four Double Bedrooms
- Lounge & Dining Room
- Off-Road Parking



GROUND FLOOR

Entrance Hall

Entered through a composite front door and comprising dado rail, coving, timber effect tiled flooring and stairs rising to the first floor.

Lounge

15' 0" x 10' 1" (4.57m x 3.07m)

A uPVC double glazed bay window to front, ceiling rose, coving, timber effect laminate flooring, access through understairs storage and featuring a brick surround fireplace acting as a focal point (not in use).

Dining Room

14' 4" x 13' 5" (4.37m x 4.09m)

Enjoying continued flooring from the entrance hall and featuring a u pvc double glazed window to rear ceiling rows, coving dado rail and having a focal point fireplace with bricks around full stop

Kitchen

18' 5" x 7' 8" (5.61m x 2.34m)

Inclusive of a traditional range of wall and base units with complimentary rolled edge work surfaces, a seven ring freestanding gas range cooker with extractor hood over and having tiled splashbacks, a one and a half bowl sink and drainer unit with swan neck mixed tap, space and plumbing for appliances, quarry tiled flooring, a uPVC double glazed window to side and having a uPVC side double glazed personnel door with inset opaque double glazed panel.

Utility Room

7' 8" x 7' 8" (2.34m x 2.34m)

Having continued flooring from the kitchen, the utility room has a uPVC double glazed window to side, extractor fan and gives way to the ground floor wc.



W.C

Comprising a low level push button wc, vanity wash hand basin with mixed tap, tiled splashbacks, continued flooring from the utility room and having an uPVC double glazed window to rear.

FIRST FLOOR

Landing

Stairs rise to the first floor landing giving way two double bedrooms and the family bathroom and comprise a dado rail with a further set of stairs ascending the second floor.

Bathroom

10' 8" x 7' 9" (3.25m x 2.36m)

This three piece suite comprises a low level push button wc, pedestal wash and basin with mono bloc mixer tap, L-shaped bath with splash screen and thermostatic mixer waterfall shower over, tiling to splash prone areas. ceramic tiled flooring, extractor fan and an opaque uPVC double glazed window to rear.

Bedroom One

12' 4" x 12' 5" (3.76m x 3.78m)

Enjoying a range of fitted wardrobes with matching dresser, dado rail, two uPVC double glazed windows to front and having timber effect laminate flooring.

Bedroom Two

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

Having a uPVC double glazed window to rear and further airing cupboard housing the gas fired central heating boiler.



SECOND FLOOR LANDING

Providing access to two bedrooms.

Bedroom Three

8' 3" x 12' 5" (2.51m x 3.78m)

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

Bedroom Four

7' 5" x 12' 6" (2.26m x 3.81m)

Enjoying two Velux windows to rear and having access to ease storage.

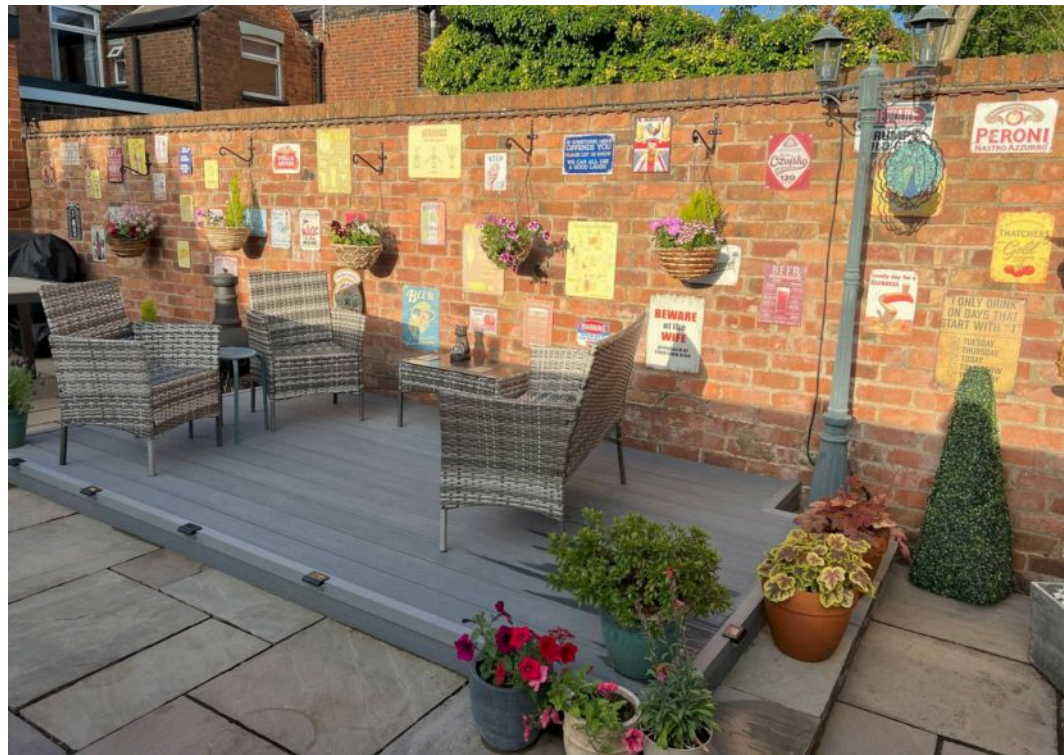
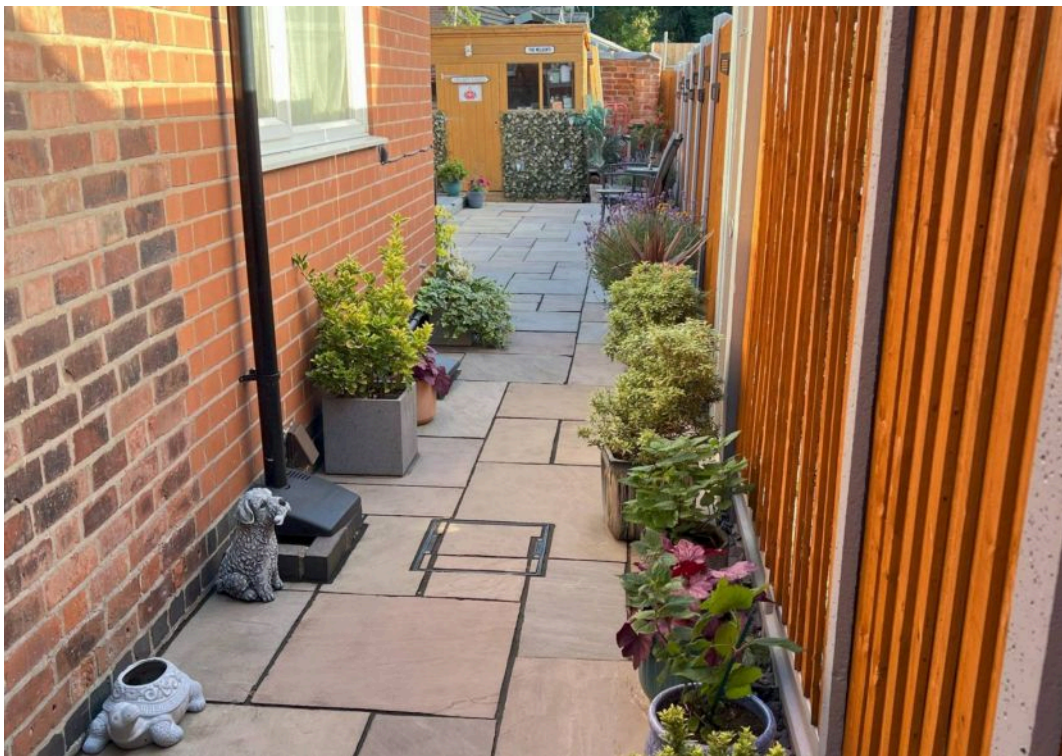
Garden

Enjoying a sunny aspect and comprising Indian flag paved courtyard facilitated by side gated access, electric power point and further waterpoint with complimentary composite decking and surrounded by timber close board fencing with retaining brick wall whilst also featuring a timber framed garden shed.

Driveway

Featuring a block paved driveway, offering off road parking and leading to the front door beneath a canopy porch.

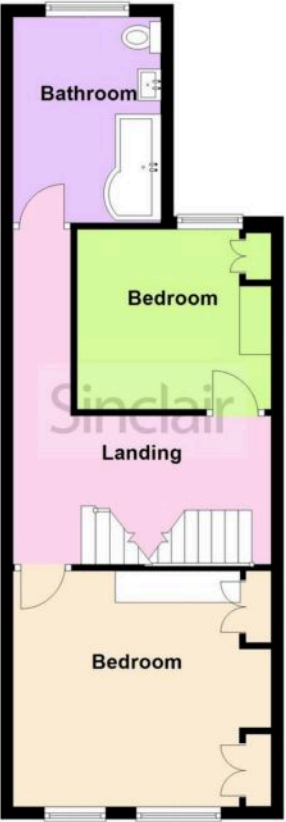




Ground Floor



First Floor



Second Floor





Sinclair Estate Agents

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

01530 838338

coalville@sinclairestateagents.co.uk

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.