

Sinclair



7 Charnborough Road, Coalville

£245,000

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Coalville

OFFERED WITH NO UPWARD CHAIN This THREE BEDROOM SEMI DETACHED family home occupying a CORNER PLOT comes to the market within the popular commuter town of Coalville benefitting from SOLAR PANELS, OFF ROAD PARKING and gardens to front and rear. At a glance, the property comprises an entrance hall, lounge/diner, 2025 WREN KITCHEN, utility room and ground floor W.C. Stair rising to the first floor landing give way to a three piece bathroom suite and three bedrooms whilst also offering the 2025 Worcester boiler. Externally the property features off road parking, a steel frame garage, courtyard rear garden and sunny aspect front garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating:

- Three Bedrooms
- 25'3 Lounge/Diner
- Wren Kitchen
- Solar Panels
- Off Road Parking
- No Upward Chain



GROUND FLOOR

Entrance Hall

Entered via a uPVC front door with opaque inset double glazed panel whilst having an adjacent uPVC double glazed window to front, stairs rising to the first floor and granting access to under stair storage.

Lounge/Dining Room

10' 0" x 25' 3" (3.05m x 7.70m)

Split into two sections the lounge/diner comprises three uPVC double glazed windows to the rear and an electric effect fire with Sandstone effect surround and hearth.

Kitchen

6' 8" x 11' 0" (2.03m x 3.35m)

Inclusive of a range of wall and base units, an oversized sink and drainer unit, electric oven and grill, a four ring induction hob with extractor hood over, having tiled splash backs, timber effect laminate flooring, coving and two uPVC double glazed windows to front.

Side Lobby

Having a dual access with uPVC double glazed doors to front and rear whilst granting access to a store cabinet and the utility store with further access to the W.C respectively.

Utility Store

7' 5" x 6' 1" (2.26m x 1.85m)

Having uPVC double glazed window to front and giving way to the w.c.

WC

Having a high flushed w.c with quarry tiled flooring and a uPVC double glazed window to side.



FIRST FLOOR

Landing

Stairs rising to the first floor landing give way to three double bedrooms and the shower room and comprise a loft hatch with further uPVC double glazed window to front.

Bedroom One

9' 9" x 13' 9" (2.97m x 4.19m)

Having uPVC double glazed window to rear.

Bedroom Two

11' 0" x 11' 1" (3.35m x 3.38m)

Having an airing cupboard housing the 2025 Worcester gas fired central heating boiler with uPVC double glazed window to rear.

Bedroom Three

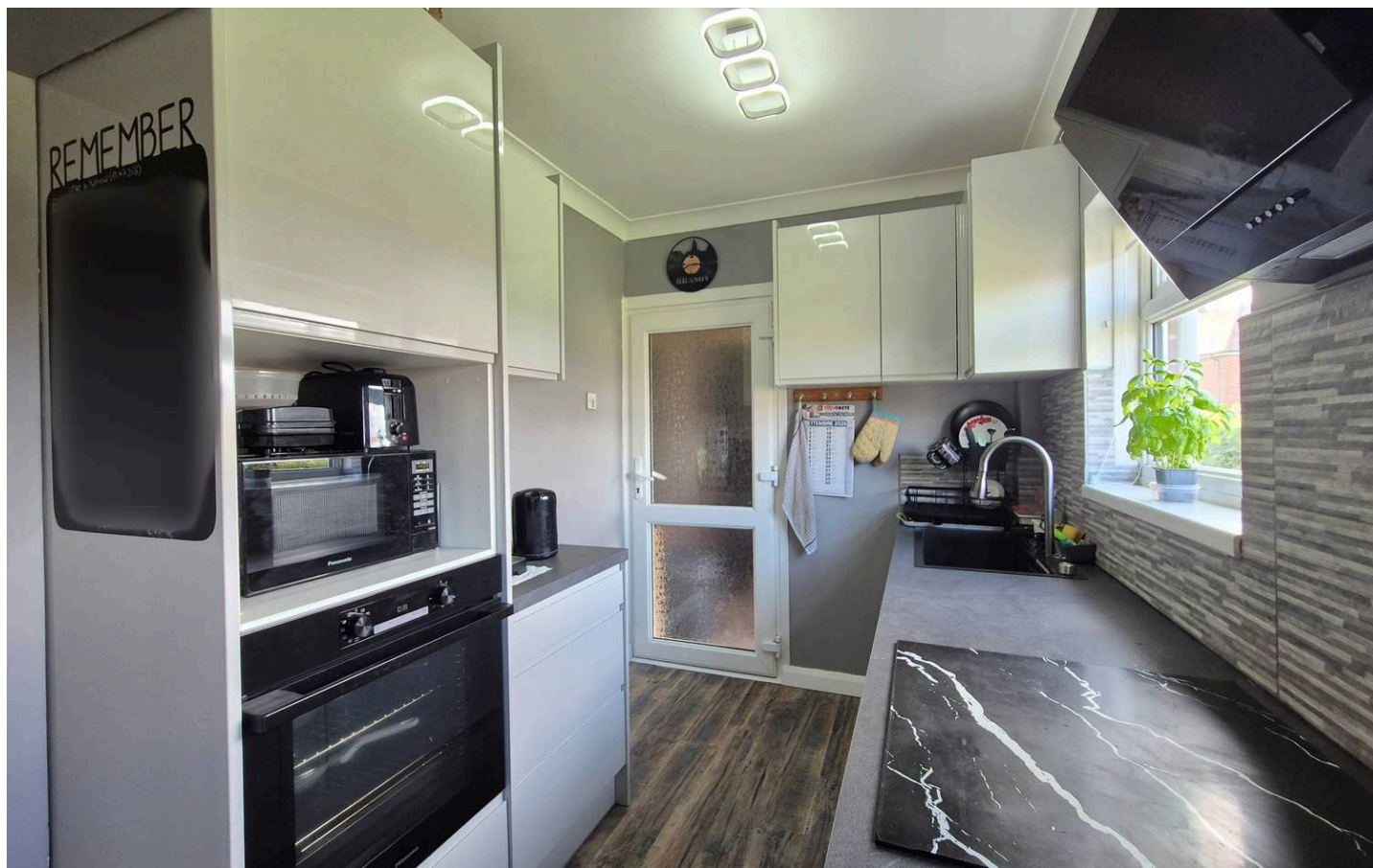
9' 8" x 8' 0" (2.95m x 2.44m)

Having uPVC double glazed window to front.

Bathroom

6' 5" x 6' 8" (1.96m x 2.03m)

This three piece white suite comprises a low level w.c, vanity wash hand basin with mono bloc mixer tap, panelled bath with splash screen and jet shower functionality, a pedestal wash hand basin, ceramic tiled flooring, a chrome heated towel rail and having an opaque uPVC double glazed window to front.



REAR GARDEN

Designed with low maintenance outdoor living in mind, the rear garden provides a useful extension of the home's entertaining space. A paved patio creates room for outdoor furniture, barbecues and summer gatherings, while the timber framed covered pergola provides a more sheltered seating area. The garden also benefits from a water point and timber close board fencing to the boundaries.

FRONT GARDEN

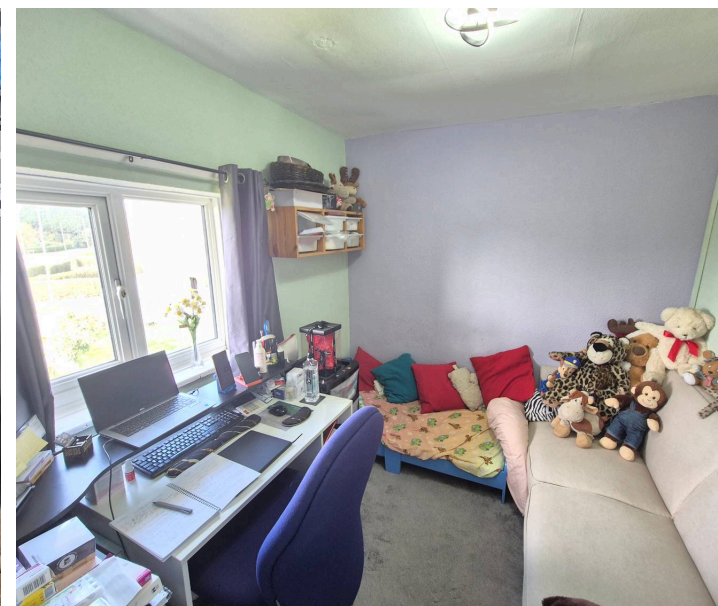
Occupying a corner plot, one of the property's particularly appealing features is its generous frontage. The well maintained lawn is bordered by pebbled edging with a variety of mature shrubs, creating an attractive green outlook and a pleasant outdoor space to the front of the home.

Driveway

Having a block paved driveway offering off road parking for multiple vehicles.

Garage

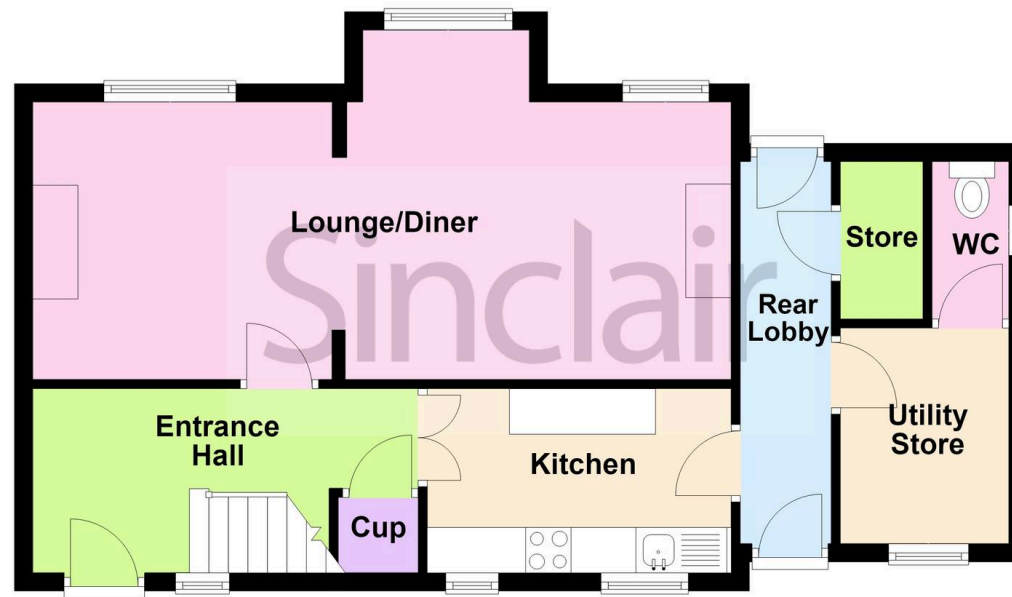
Having a detached steel garage with double entrance door.



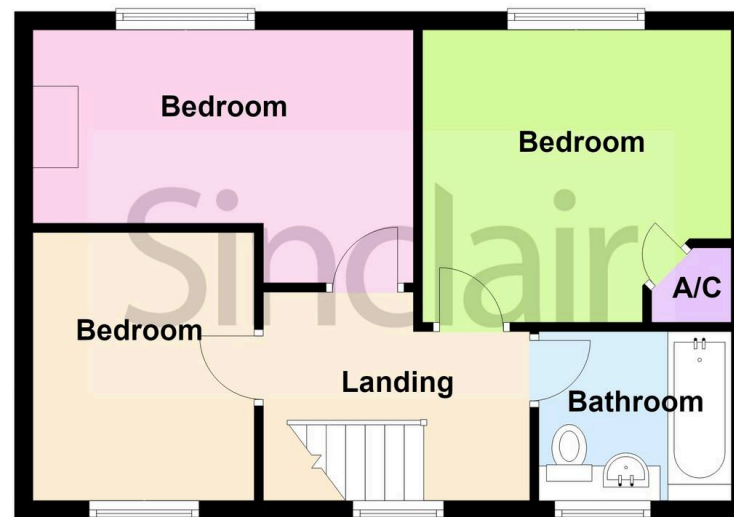




Ground Floor



First Floor





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