

# Sinclair



216 Thornborough Road, Coalville

£239,950

# 216 Thornborough Road

## Coalville

This PERIOD THREE BEDROOM SEMI DETACHED HOME Circa 1913 comes to the market enjoying field views to the rear, a recently installed summerhouse and heaps of potential. In brief, the home comprises a generous entrance hall, lounge, kitchen which in turn provides access to the dining room. Stairs rise into the first floor landing offer three bedrooms and a shower room. To the outside of the property it enjoys an expansive private garden to rear with a front driveway offering off road parking for multiple vehicles.

Council Tax band: B

Tenure: Freehold

- Semi Detached House
- Three Bedrooms
- Lounge & Dining Room
- Private Rear Garden
- Field Views
- Lots of Potential



## GROUND FLOOR

### Entrance Hall

Entered through a composite front door with inset double glazed panel and an adjacent uPVC double glazed window. The entrance hall comprises stairs rising to the first floor with access to under stairs storage and providing access to both the lounge and kitchen respectively.

### Lounge

13' 8" x 11' 4" (4.17m x 3.45m)

Having uPVC double glazed bay window to front with fitted shutters, ceiling rose, coving and having floor stood gas fireplace with brick surround.

### Kitchen

11' 5" x 6' 9" (3.48m x 2.06m)

Inclusive of a range of wall and base units with rolled edge work surfaces, a one and a half porcelain sink and drainer unit with swan neck mixer tap, four ring electric hob, extractor hood, electric oven and grill with tiling to splash prone areas, ceramic tiled flooring, space and plumbing for appliances and featuring a dual aspect with uPVC double glazed windows to side and uPVC double glazed door to side.

### Dining Room

11' 7" x 13' 3" (3.53m x 4.04m)

Having timber effect laminate flooring, a gas fireplace with brick surround, picture rail, shelving and uPVC framed French doors accessing the rear garden.

## FIRST FLOOR

### Landing

Stairs rising to the first floor landing offers a shower room and three bedrooms, a loft hatch and uPVC double glazed window to side with fitted shutters.



### Bedroom One

11' 7" x 12' 2" (3.53m x 3.71m)

Having a range of fitted wardrobes, uPVC double glazed window to rear enjoying field views and having a picture rail.

### Bedroom Two

11' 8" x 11' 3" (3.56m x 3.43m)

Having a picture rail, cast iron fireplace acting as a focal point and uPVC double glazed window to front with fitted shutters.

### Bedroom Three

8' 7" x 7' 0" (2.62m x 2.13m)

Having uPVC double glazed window two rear, airing cupboard housing the gas fired central heating boiler and timber effect laminate flooring.

### Shower Room

6' 0" x 5' 7" (1.83m x 1.70m)

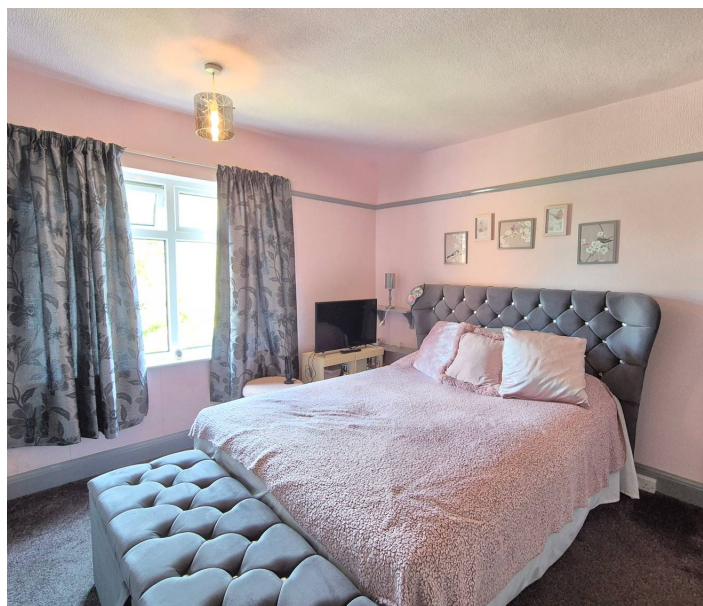
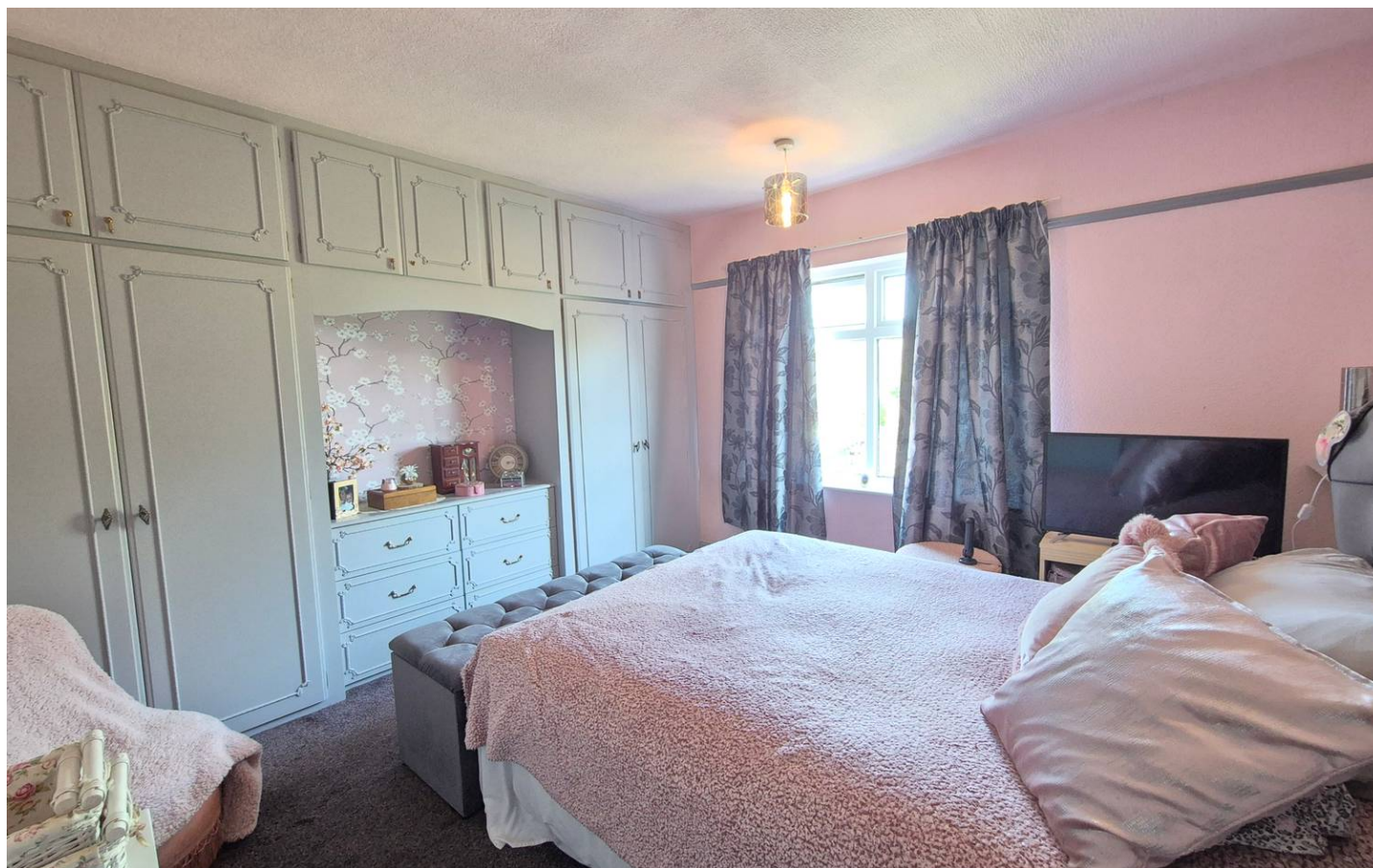
This three piece suite comprises a low level push button w.c, vanity wash hand basin, corner shower enclosure with thermostatic mixer tap, opaque uPVC double glazed window to front with fitted shutters, extractor fan, heated towel rail, ceramic tiled flooring and part tiled walls.

### Rear Garden

Enjoying a sunny aspect, the private rear garden benefits from a side gated access, a paved patio area which gives way to an area of stone shingling and a further rockery and complemented by a well maintained lawn surrounded by timber close board and feather board fencing, a range of fruit trees, raise decked seating area and summerhouse.

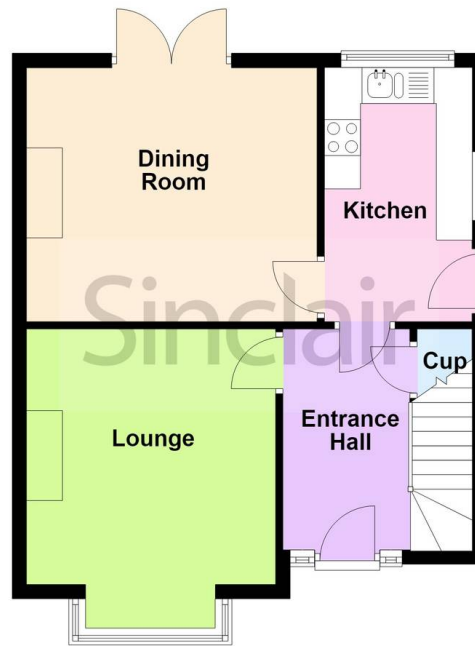
### Driveway

A stone shingled frontage offers off road parking for multiple vehicles and complemented by a range of shrubs whilst giving way to the front door.

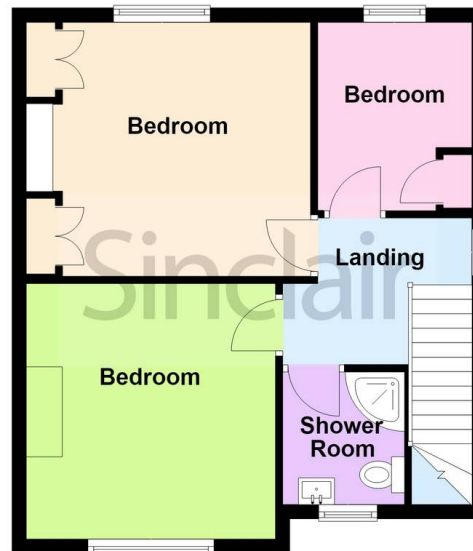




Ground Floor



First Floor





## Sinclair Estate Agents

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