
Sinclair
MA06 SAN
8 Grange View, Battram
Offers Over £250,000

8 Grange View

Battram

This THREE BEDROOM SEMI DETACHED home situated in the hamlet village of Battram with FIELD VIEWS TO THE REAR comes to market offering an entrance porch, entrance hall, kitchen/diner, lounge and conservatory, whilst the first floor consists of three bedrooms, an en-suite shower room and a family bathroom. Externally, the property has a private rear garden enjoying field views, a garage store, utility, front garden and a driveway offering off road parking for multiple vehicles.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Three Bedrooms
- Kitchen/Diner & Utility
- En-suite & Family Bathroom
- Off Road Parking & Garage Store
- Private Rear Garden
- Field Views







GROUND FLOOR

Entrance Porch
Entered via uPVC double glazed opaque door with uPVC double glazed window to side and leading to the entrance hall via a timber framed double glazed opaque glass door.

Entrance Hall
Having stairs rising to the first floor, timber effect laminate flooring, coving, access to kitchen, lounge and under stairs storage.

Kitchen/Diner
14' 5" x 9' 1" (4.39m x 2.77m)
Inclusive of a range of base and wall units, rolled edge work surfaces, sink and drainer unit with mixed tap, space and plumbing for appliances, four ring gas hob with extractor fan over, built in double oven and grill, tiled splash back, coving, uPVC double glazed window to front, side door access, opening into the breakfast area with breakfast bar and double glazed opaque high windows facing the lounge to the rear.

Lounge
10' 9" x 15' 0" (3.28m x 4.57m)
Enjoying laminate timber effect flooring continuing from entrance hall, coving, ceiling fan and uPVC double glazed French door and uPVC double glazed window to rear.

Conservatory
10' 4" x 12' 10" (3.15m x 3.91m)
Having tiled flooring, uPVC double glazed windows, uPVC double glazed French doors to rear and further uPVC double glazed door to side along with glass roof.







FIRST FLOOR

Landing
Having access to three good sized bedrooms, the family bathroom and the loft hatch.

Bedroom One
11' 10" x 11' 11" (3.61m x 3.63m)
Having uPVC double glazed window to front, coving and ceiling fan.

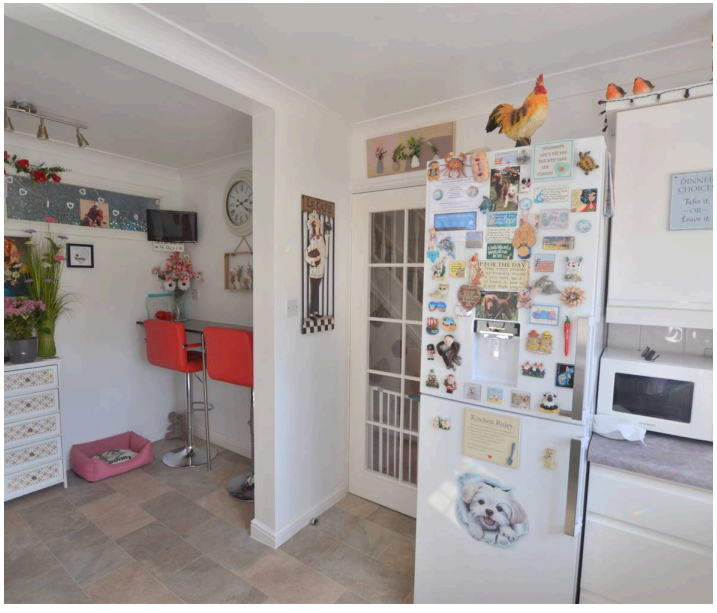
En-suite Shower Room
4' 6" x 5' 5" (1.37m x 1.65m)
Having a three piece suite comprising a low level w.c, walk-in shower cubicle, pedestal wash hand basin, vinyl flooring and an extractor fan.

Bedroom Three
10' 8" x 5' 9" (3.25m x 1.75m)
Having uPVC double glazed window to rear, coving and a range of fitted wardrobes.

Bedroom Two
10' 1" x 6' 7" (3.07m x 2.01m)
Having uPVC double glazed window to rear, coving and a range of fitted wardrobes and units.

Bathroom
5' 5" x 5' 5" (1.65m x 1.65m)
Having a three piece suite comprising a low level w.c, pedestal wash hand basin, panelled bath with telephone style mixer shower tap, half tiled walls, extractor fan, uPVC double glazed opaque window to side and vinyl flooring.







Utility Room
6' 3" x 7' 4" (1.91m x 2.24m)
Having plumbing and space for multiple appliances, access to the garage and uPVC double glazed opaque door and window to rear.

Garage Store
9' 9" x 8' 0" (2.97m x 2.44m)
Being partly converted and entered via a roller door and access to utility room at the rear.

Rear Garden

With delightful fields views adjoining the rear boundary, the garden offers an artificial lawn area under timber framed canopy, timber fence surrounding hot tub, stone shingling with step stones leading to a well maintained lawn area, surrounded by plant and shrub borders, which in turn has a further paved pathway leading to a timber summer house at the rear.

Front Garden

Enjoying stone shingling area, brick half wall leading to front door beneath a canopy porch and side access to kitchen and garage store.

Driveway

Having a tarmacadam driveway offering off road parking for multiple vehicles and leading to the garage store.







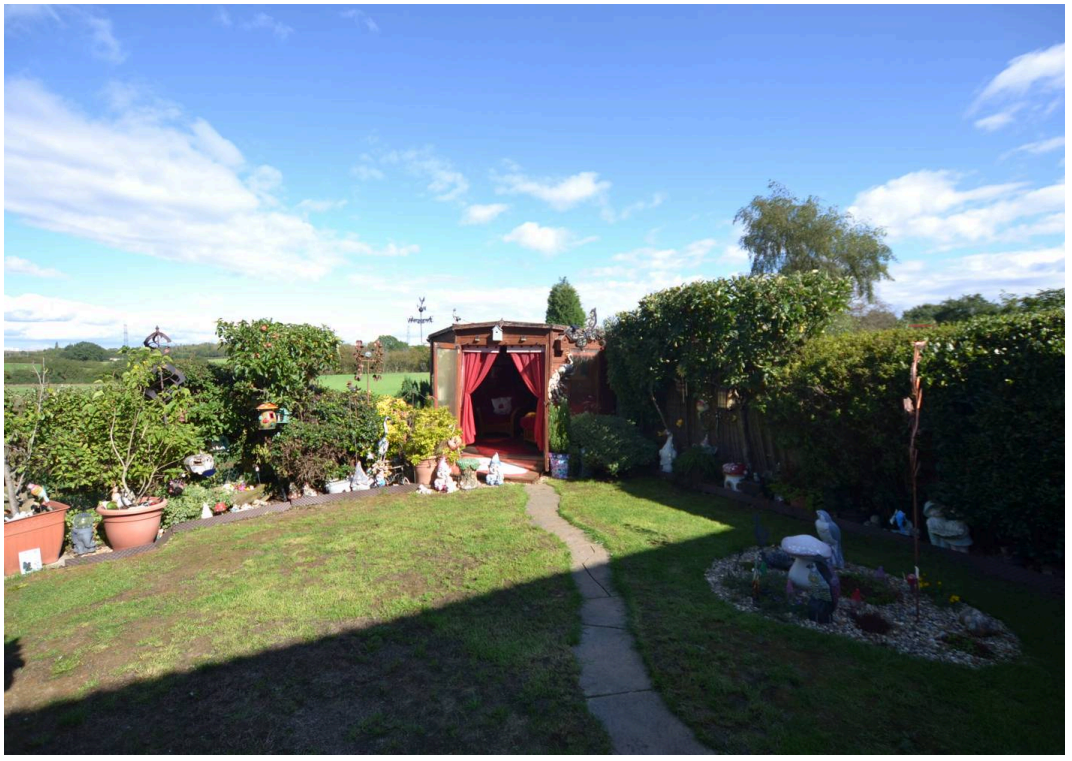














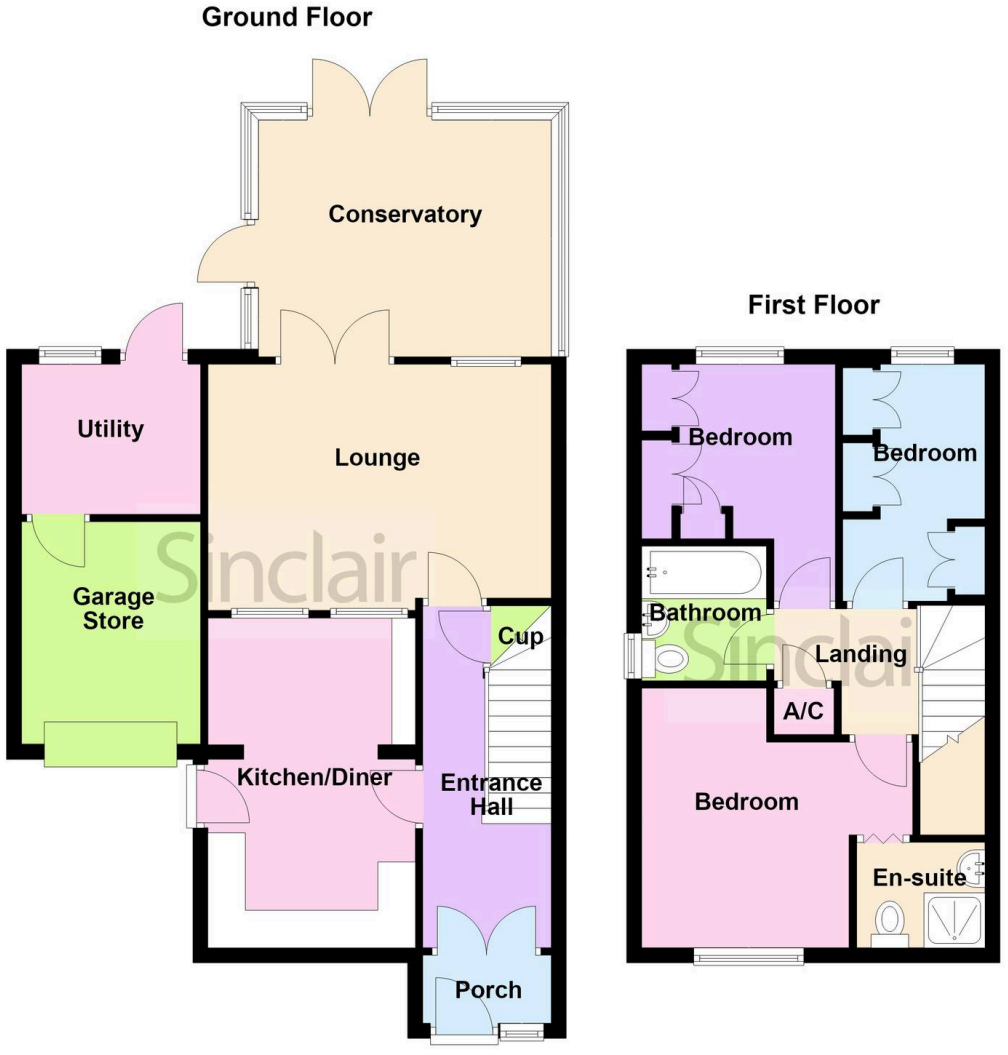







HOPE YOU LIKE DOGS


SMILE
YOU'RE ON CAMERA


Ground Floor
Conservatory
Utility
Lounge
Garage Store
Cup
Kitchen/Diner
Entrance Hall
Porch
First Floor
Bedroom
Bedroom
Bathroom
Landing
A/C
Bedroom
En-suite



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.