



Sinclair

6 Drome Close, Coalville, Leicestershire, LE67 4QR

£1,050

01509 600610 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Semi-detached Home
- Driveway and Garage
- Utility Room
- Council Tax Band\*: Three Bedrooms
- Living and Dining Rooms
- Available early February
- Price: £1,050

## Overview

A lovely, modern, three bedroom semi-detached property situated in an ever popular residential location which offers well presented accommodation which comprises: entrance porch, living room, dining room, fitted kitchen, utility room and to the first floor there are three bedrooms and a family bathroom. Outside there is a driveway with access to the garage and an enclosed rear garden.

Viewing highly recommended.

## Location\*\*



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

### Ground Floor



### First Floor



## Detailed Accommodation

### GROUND FLOOR

#### Entrance Porch

#### Lounge

17'11" x 12'11" (5.48m x 3.96m)

#### Dining Room

8'5" x 9'4" (2.57m x 2.86m)

#### Kitchen

9'2" x 9'4" (2.81m x 2.86m)

#### Utility Room

7'2" x 13'5" (2.19m x 4.11m )

#### Garage

7'2" x 12'11" (2.19m x 3.96m)

### FIRST FLOOR

#### Landing

#### Bedroom One

11'3" x 11'1" (3.44m x 3.40m )

#### Bedroom Two

9'8" x 11'0" (2.96m x 3.37m )

#### Bedroom Three

6'4" x 7'11" (1.95m x 2.43m )

#### Bathroom

7'7" x 5'5" (2.33m x 1.66m)



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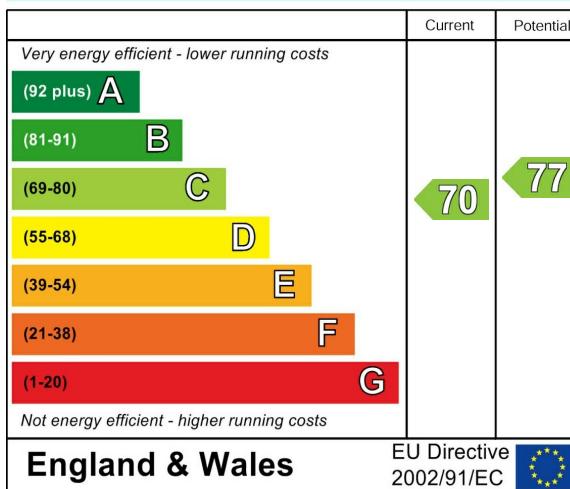
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## Energy Efficiency Rating



### Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

### Special Note To Buyers

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# Sinclair

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