



11 Victoria Road, Coalville

In Excess of £160,000

11 Victoria Road

Coalville, Coalville

A beautifully presented and spacious TWO DOUBLE BEDROOM mid terrace property located within easy access of Coalville town centre whereby an internal inspection is highly recommended in order to appreciate the contemporary accommodation over two floors. In brief the property comprises front dining room with rear living space and open plan modern fitted kitchen. Stairs to the first floor offer two double bedrooms and bathroom suite. Externally the property offers a sizeable garden to the rear with additional benefits including gas central heating and double glazing.

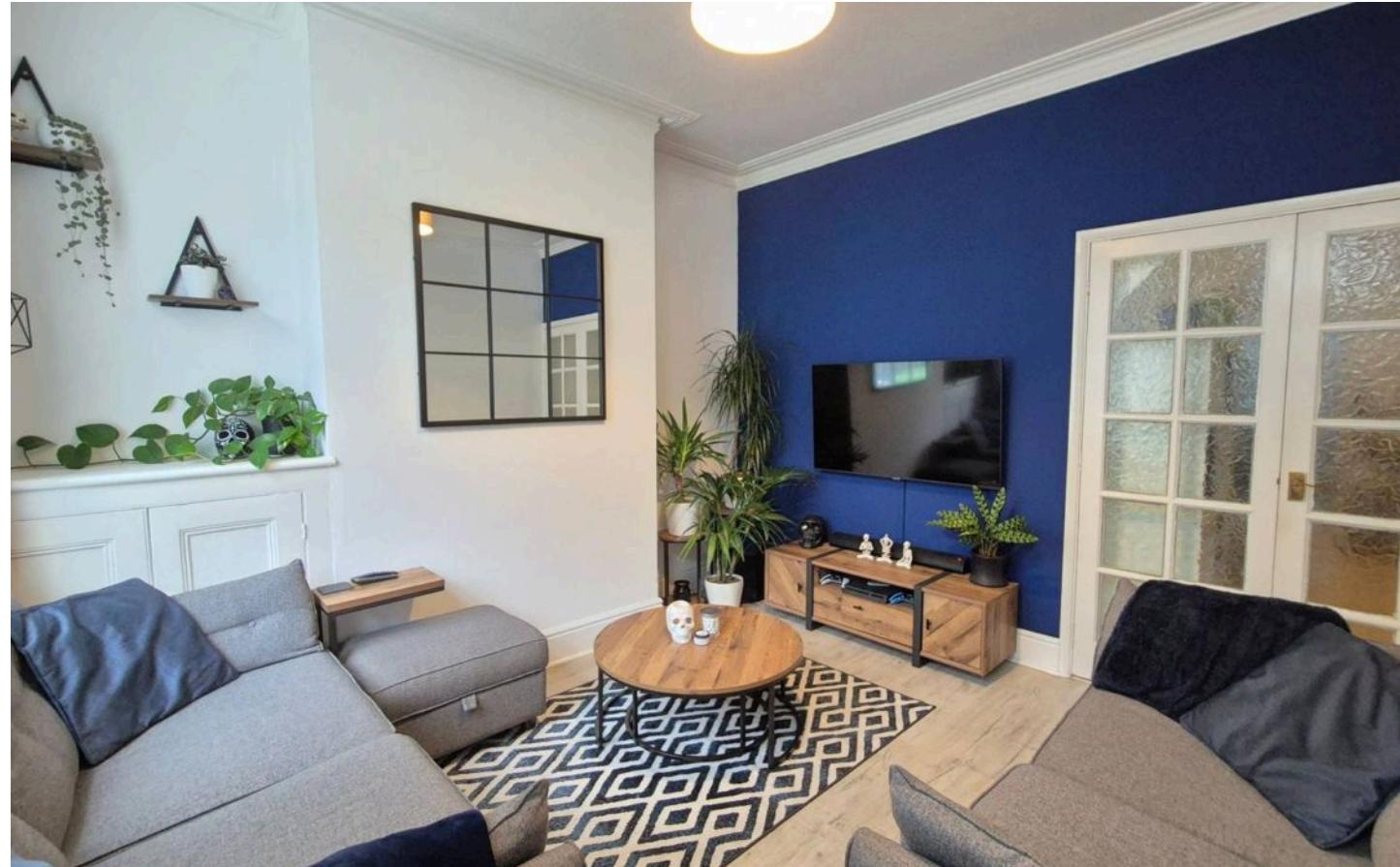
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- Two Double Bedroms
- Two Reception Rooms
- Modern Kitchen
- Four Piece Family Bathroom
- Large Garden To Rear
- Close To Town Centre



GROUND FLOOR

Lounge

11' 7" x 11' 11" (3.53m x 3.63m)

Entered via a uPVC double glazed front door and providing a uPVC double glazed window to the front elevation, radiator, ceiling coving, timber effect laminate flooring and radiator.

Dining Room

15' 4" x 11' 6" (4.67m x 3.51m)

Having laminate flooring, uPVC double glazed window, radiator, feature fireplace housing electric fire, stairs rising to the first floor with under-stairs storage and being open aspect into the kitchen.

Kitchen

13' 4" x 6' 8" (4.06m x 2.03m)

Having a range of modern wall and base units with stainless steel sink and drainer with mixer tap, integrated oven and grill with a four ring electric hob and wall mounted extractor fan, space and plumbing for further appliances with tiled flooring and splashbacks, uPVC double glazed window to the side elevation along with double glazed door to the garden.

FIRST FLOOR

Landing

Stairs rise from the rear reception to the first floor landing with loft access, radiator and all rooms leading off.

Bedroom One

13' 1" x 11' 11" (3.99m x 3.63m)

Having uPVC double glazed window and radiator.



Bedroom Two

11' 10" x 9' 11" (3.61m x 3.02m)

With uPVC double glazed window and access to over-stairs storage.

Family Bathroom

This four piece white suite comprises a low level push button W.C, a panelled bath with tiling to splash prone areas and an electric shower over, a pedestal wash hand basin with monobloc mixer tap, separate shower enclosure and having vinyl flooring. Other benefits include an opaque uPVC double glazed window to rear and having an airing cupboard housing the gas fired central heating boiler.

OUTSIDE

Rear Garden

Enjoying a sunny aspect, the rear garden benefits from a water point, a brick store and a paved courtyard leading to an Indian flag paved seating area facilitated by a side gate (the neighbouring property has pedestrian access). Surrounded by timber close board fencing, the garden gives way to a well maintained lawn and a range of flower beds edged with stone shingling which in turn give way to a further paved patio area and a secondary brick store.





Ground Floor



First 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.