



Sinclair

Grange Road, Hugglescote

Offers Over £199,950

Grange Road

Hugglescote, Coalville

OFFERED WITH NO UPWARDS CHAIN This extended bay-fronted three bedroom semi-detached period home comes to the market as a rough gem, but with lots of potential offering double off-road parking, a ground floor W.C, three separate reception rooms and kitchen to the ground floor with stairs rising to the first floor offering three bedrooms and a bathroom suite. This house could be an ideal family home for those willing to roll up their sleeves. Early viewings come highly advised in order to avoid disappointment.

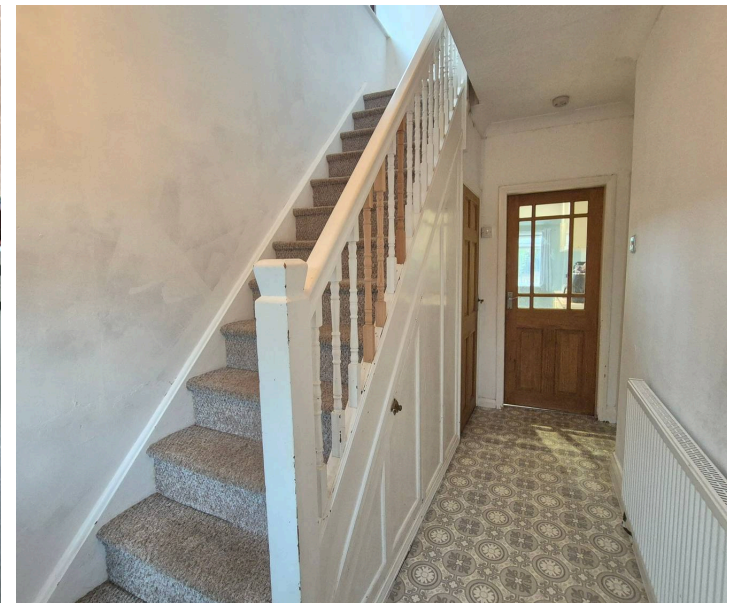
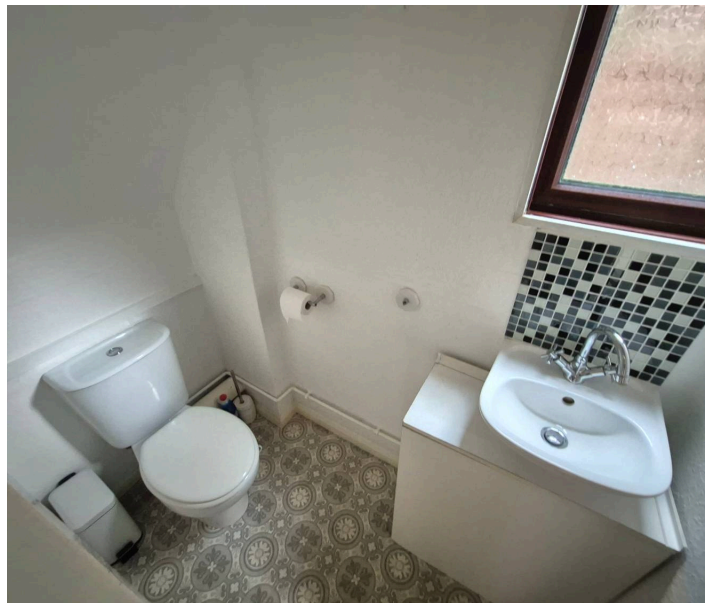
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Extended
- Family room
- Three Bedrooms
- Semi-detached House
- Off-Road Parking
- No Upward Chain



GROUND FLOOR

Entrance Hall

Entered by a uPVC front door with inset opaque double glazed panel and having an adjacent uPVC double glazed window whilst having coving and tile effect vinyl flooring.

W.C

Having a low level push button W.C, wall mounted wash basin with tiling to splash prone areas and opaque uPVC double glazed window to side and continued flooring from the entrance hall.

Kitchen

9' 6" x 6' 6" (2.90m x 1.98m)

Inclusive of a range of wall and base units with rolled edge work surfaces, a sink and drainer unit with swan neck mixer tap, four ring gas hob, electric oven and grill with tiling to splash prone areas, inset downlights, uPVC double glazed window to side, ceramic tile flooring and opening into the family room.

Family Room

7' 11" x 17' 8" (2.41m x 5.38m)

Having continued flooring from the kitchen with two timber framed Velux skylights to rear, uPVC double glazed window to rear with further uPVC framed French doors access in the rear garden and having inset downlights.

Dining Room

12' 8" x 10' 8" (3.86m x 3.25m)

Having a ceiling rose coving and timber framed single glazed French doors accessing the family room.

Lounge

13' 7" x 11' 3" (4.14m x 3.43m)

Having uPVC double glazed bay window to front, ceiling rose coving, and a cast iron fireplace cover with polished granite hearth and tiled surround.



FIRST FLOOR

Landing

Stairs rising to the first floor landing provide access to the bathroom and three good sized bedrooms and comprise coving APIV airflow system and an opaque uPVC double glazed window to side.

Bathroom

7' 0" x 6' 0" (2.13m x 1.83m)

This three piece suite comprises a low level W.C, inset wash hand basin, panel bath with thermostatic mixer shower over with opaque uPVC double glazed window to side and a further circular uPVC double glazed window to front, vinyl flooring and having a chrome heated towel rail.

Bedroom

9' 6" x 6' 5" (2.90m x 1.96m)

Having uPVC double glazed window to rear and picture rail.

Bedroom

12' 9" x 10' 9" (3.89m x 3.28m)

Having uPVC double glazed window to rear and fitted wardrobe.

Bedroom

13' 7" x 11' 4" (4.14m x 3.45m)

Having uPVC, double glazed bay window to front and picture rail.



GARDEN

REAR GARDEN

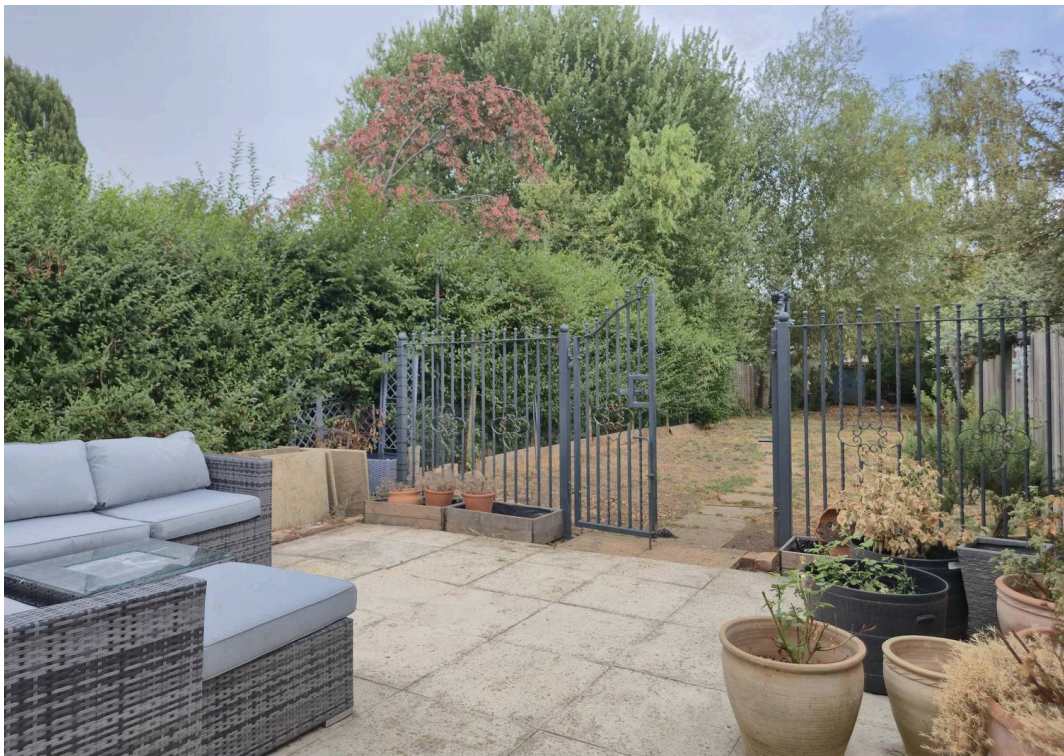
Having a paved patio area with a wrought iron gate partitioning the lawn, which hosts trees and shrubs, and is enclosed by timber close board fence panelling.

DRIVEWAY

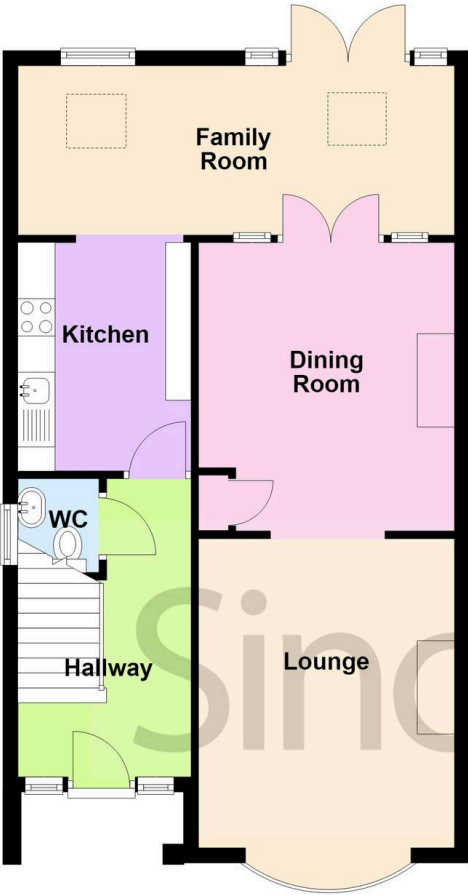
2 Parking Spaces

A double tarmac driveway offers off-road parking for multiple vehicles and having steps ascending to the front door with adjacent stone shingling.

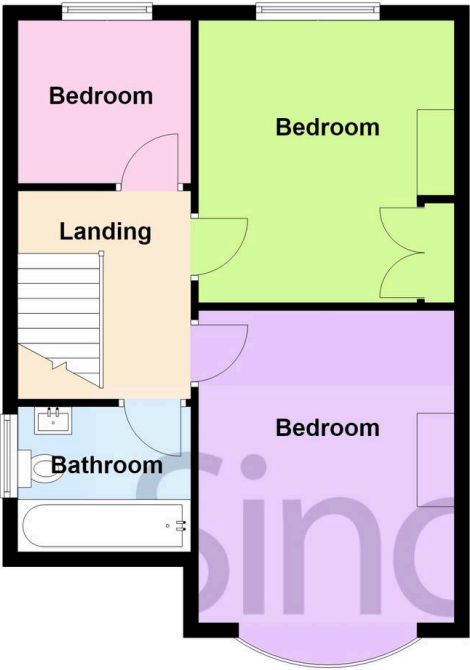




Ground Floor



First Floor





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