

# Sinclair

Sinclair  
01530 628338  
FOR SALE

68 Hampton Close, Coalville

£229,950



# 68 Hampton Close

Coalville

THIS MODERN DAVID WILSON HOME SITUATED AT THE END OF A QUIET CUL DE SAC ON THE EDGE OF COALVILLE comes to the market comprising entrance hall, lounge, dining kitchen, rear lobby and ground floor w.c, whilst stairs rise to the first floor offering three bedrooms and a three piece white family bathroom suite. Externally, the property benefits from a private and well presented garden to rear along with off road parking for multiple vehicles to the front of the property. Additional benefits include double glazing and gas central heating. DO NOT DELAY IN ARRANGING YOUR VIEWING OF THIS PROPERTY TODAY.

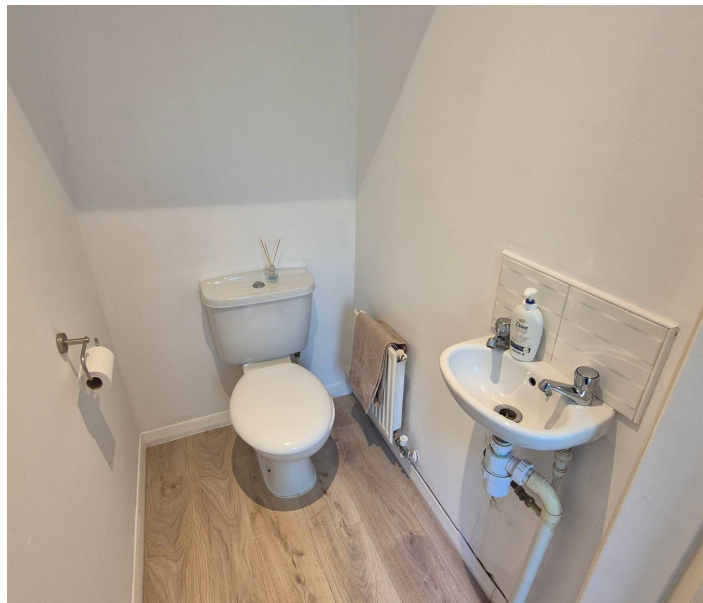
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three Bedrooms
- Lounge & Dining Kitchen
- Well Presented Accommodation Throughout
- Quiet Cul De Sac Position
- Large Driveway With Off Road Parking
- Private South Facing Garden to Rear



## GROUND FLOOR

### Entrance Hall

Having double glazed uPVC front access door with laminate flooring, radiator and stairs rising to the first floor.

### Lounge

11' 9" x 12' 3" (3.58m x 3.73m)

Having double glazed window to front, radiator and access to under stair storage.

### Kitchen

9' 8" x 11' 5" (2.95m x 3.48m)

Having a range of wall and base units with integrated oven and grill, four ring hob and extractor, stainless steel sink and drainer with mixer tap with space and plumbing for further appliances, double glazed window, laminate flooring, tiled splash back and radiator.

### Rear Lobby

Having double glazed rear access door and radiator, laminate flooring and access to ground floor w.c.

### W.C

Comprising dual flush w.c and wash hand basin, radiator and laminate flooring.

## FIRST FLOOR

### Landing

Landing gives access to three bedrooms and family bathroom.

### Bedroom One

13' 8" x 8' 6" (4.17m x 2.59m)

Having double glazed window to rear.

### Bedroom Two

9' 0" x 8' 6" (2.74m x 2.59m)

Having double glazed window to front.



### Bedroom Three

6' 5" x 7' 4" (1.96m x 2.24m)

Having double glazed window to front.

### Family Bathroom

Three piece white suite comprising: panelled bath with main shower over bath, dual flush w.c and wash hand basin with double glazed window, radiator, laminate flooring, part tiled walls, shaver socket and extractor.

### Rear Garden

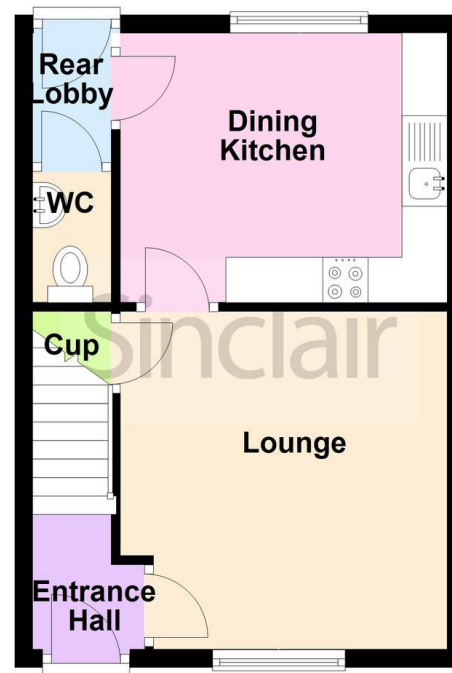
Easily maintained offering accommodation of paved patios with artificial lawn, planted borders all within an enclosed fence boundary, side gate access and outside garden tap.

### Driveway

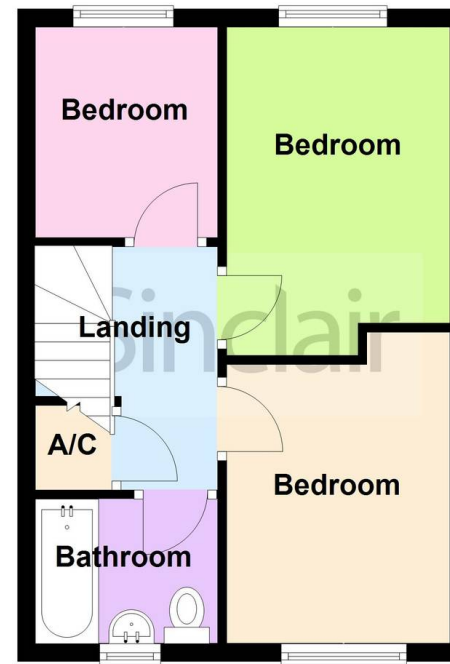
Double width tarmacadam providing off road parking for a number of vehicles.

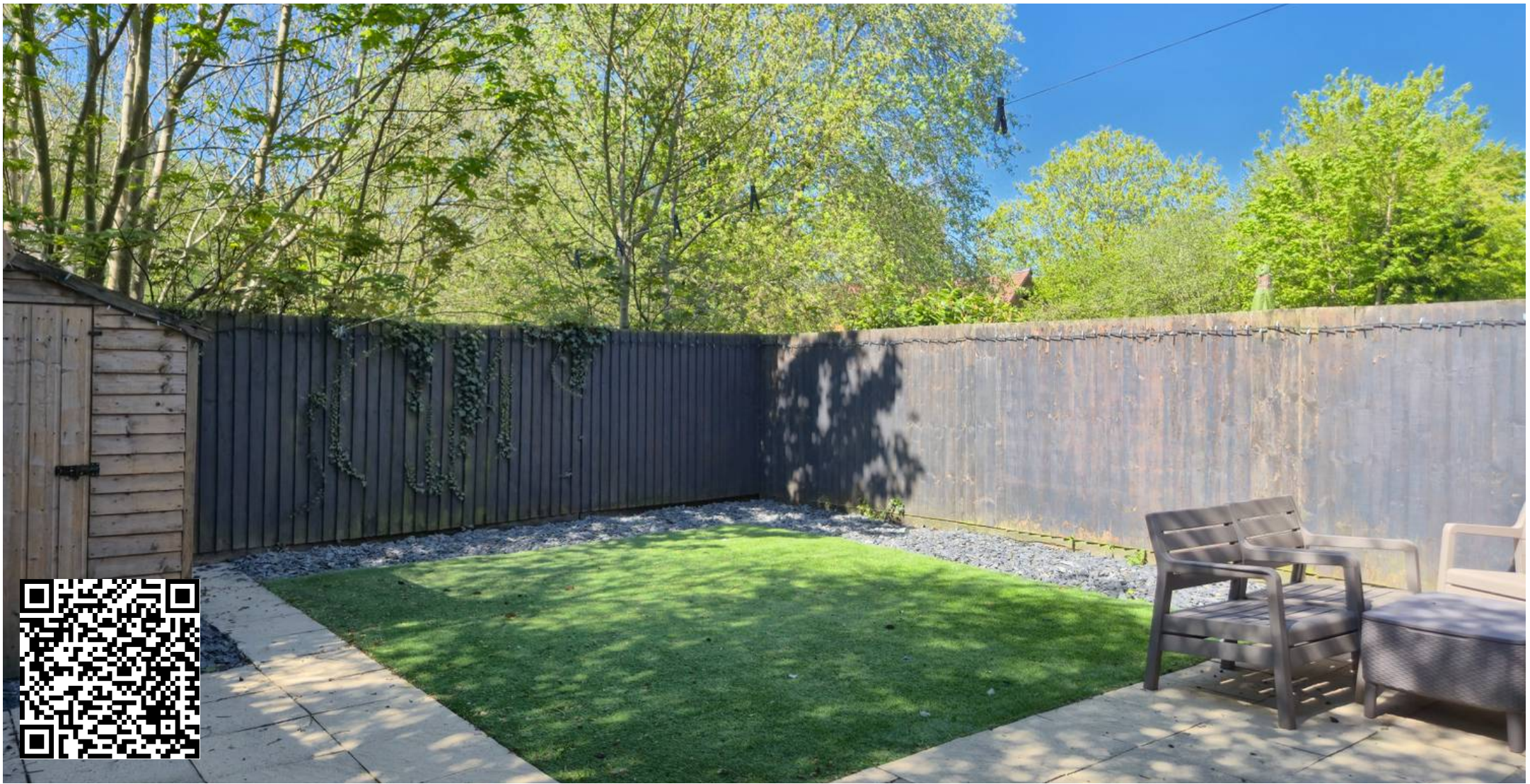


**Ground Floor**



**First Floor**





## Sinclair Estate Agents

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