

# Sinclair



17 Kay Close, Coalville

£175,000

# 17 Kay Close

Coalville

**OFFERED WITH NO UPWARD CHAIN** This TWO DOUBLE BEDROOM SEMI DETACHED HOME is the ideal home for first time buyers and comes in the market enjoying an entrance hall with a ground floor WC, lounge and open plan kitchen/diner to the ground floor with stairs rising to the first floor landing giving way to two double bedrooms and a family bathroom. Externally, the property offers a rear garden and allocated parking within the popular commuter town of Coalville.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No Upward Chain
- Two Double Bedrooms
- Close To Amenities
- Ground Floor W.C
- Off Road Parking
- Ideal First-Time Purchase



## GROUND FLOOR

### Entrance Hall

Entered through a timber framed front door with inset double glazed panel and having timber effect laminate flooring and stairs rising into the first floor.

### W.C

Comprising a low level push button w.c, pedestal wash hand basin with tiled splashbacks, vinyl flooring, extractor fan and an opaque uPVC double glazed window to front.

### Lounge

13' 7" x 9' 4" (4.14m x 2.84m)

Having timber effect laminate flooring and uPVC double glazed window to front.

### Kitchen/Diner

9' 2" x 12' 5" (2.79m x 3.78m)

Inclusive of a range of wall and base units with complimentary rolled edge work surfaces, a four ring gas hob with extractor hood over, electric oven and grill, a one-and-a-half sink and drainer unit with tiling to splash prone areas, under cabinet lighting, timber laminate flooring, a wall mounted gas fired central heating boiler, uPVC double glazed window to rear and having a composite door to the rear accessing the private rear garden.



## FIRST FLOOR

### Landing

Stairs rising to the first floor landing gives way two double bedrooms and the bathroom and comprises a loft hatch.

### Bedroom One

8' 2" x 12' 6" (2.49m x 3.81m)

Having a uPVC double glazed window to rear.



**Bedroom Two**

8' 2" x 9' 4" (2.49m x 2.84m)

Having uPVC double glazed window to front and granting access to over stairs storage.

**Bathroom**

6' 4" x 6' 2" (1.93m x 1.88m)

This three piece suite comprises a low level push button w.c, pedestal wash and basin with tiled splash backs, panelled bath with thermostatic mixer shower over with splash screen, extractor fan, vinyl flooring and an opaque uPVC double glazed window to side.

**Rear Garden**

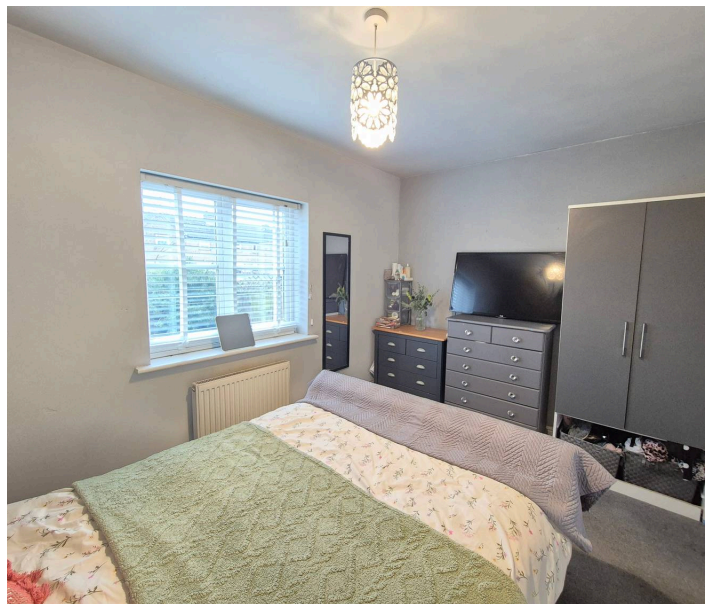
Having a paved patio area facilitated by a waterpoint, rear gated access, stone pebbling and surrounded by timber close board fence panelling.

**Front Garden**

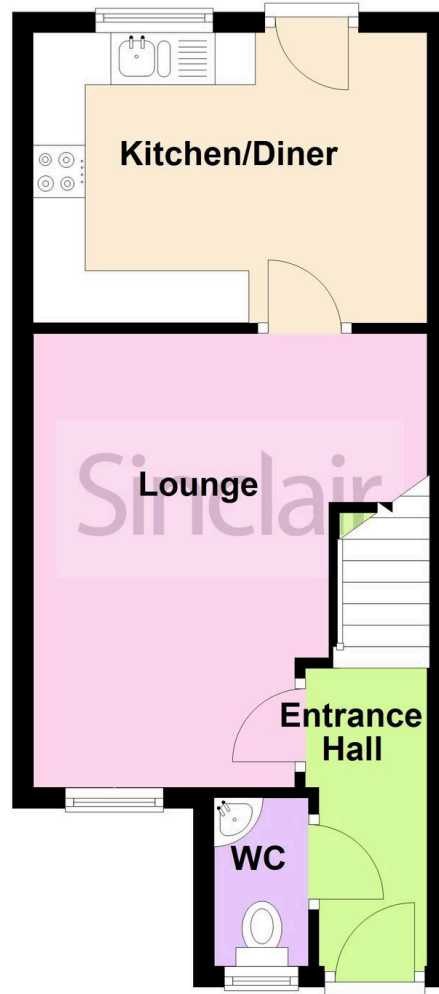
Enjoying a stone shingled potting garden adjacent to a paved walkway which in turn accesses the front door.

**Allocated parking**

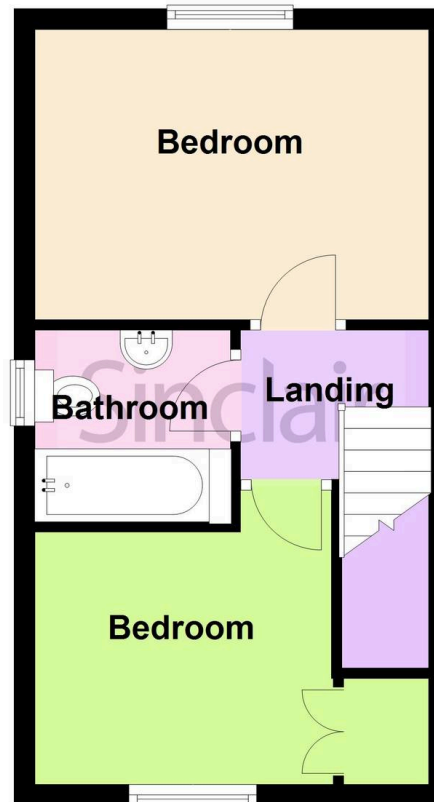
Enjoying an allocated car parking space.



**Ground Floor**



**First Floor**





## Sinclair Estate Agents

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