



Sinclair

163 Forest Road, Coalville

£229,950

163 Forest Road

Coalville

OFFERED WITH NO UPWARD CHAIN. This PERIOD THREE BEDROOM SEMI DETACHED HOME has been in the family for generations and is a rare sight of a virtually untouched traditional family home. In brief, the property enjoys entrance hall, kitchen, lounge and dining room with stairs rising to the first floor landing offering three bedrooms, the shower room and separate w.c. To the outside, the property enjoys a private rear garden and ample frontage able to accommodate off road parking for multiple vehicles. In need of modernisation, the property represents a wonderful opportunity to make this a loved family home for the next generation.

Council Tax band: B

Tenure: Freehold

- No Upward Chain
- Three Bedrooms
- Semi Detached House
- Lounge & Dining Room
- Off Road Parking
- Centre of Town Location



GROUND FLOOR

Entrance Hall

12' 5" x 6' 2" (3.78m x 1.88m)

Entered through a timber framed double glazed lead lined front door with a further circular uPVC double glazed window to side and having stairs rising to the first floor with access to understairs storage.

Lounge

16' 3" x 13' 0" (4.95m x 3.96m)

Enjoying a uPVC double glazed bay window to front, coving, dado rail and an Adam style fireplace with polished granite surround and hearth.

Dining Room

13' 0" x 12' 9" (3.96m x 3.89m)

Having timber framed opaque multi pane sliding doors accessing the lounge and a further set of aluminium framed patio doors accessing the rear garden, whilst comprising a dado rail and coving.

Kitchen

12' 7" x 6' 2" (3.84m x 1.88m)

Inclusive of a range of wall and base units with rolled edge work surfaces, a freestanding gas cooker with extractor hood over, vinyl flooring, space and plumbing for appliances, a sink and drainer unit with tiling to splash prone areas, a pantry, uPVC double glazed window to rear and having a timber framed multi pane side door.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to three bedrooms, the shower room, w.c and comprises an opaque uPVC double glazed window to side and loft hatch.



Bedroom One

16' 2" x 11' 2" (4.93m x 3.40m)

Having uPVC double glazed bow window to front.

Bedroom Two

13' 1" x 10' 9" (3.99m x 3.28m)

Having a range of fitted wardrobes and a uPVC double glazed window to rear.

Bedroom Three

8' 2" x 7' 9" (2.49m x 2.36m)

Having uPVC double glazed window to front and fitted wardrobes.

Shower Room

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

Having a pedestal wash hand basin, corner shower enclosure with electric power shower attachment, tiled walls, vinyl flooring and an uPVC double glazed opaque window to rear.

W.C

Having a low level w.c with tiled walls and a opaque uPVC double glazed window to side.

Rear Garden

Having a side gated access, timber feather board fence panelling, a waterpoint, timber framed garden shed and a paved patio area leading to a raised lawn with planted borders, a range of shrubs and a paved seating area.

Front Garden

Having a dwarf brick wall, paved walkway accessing the front door and complemented by rose flower beds and a timber framed pergola to the side of the property.

Driveway

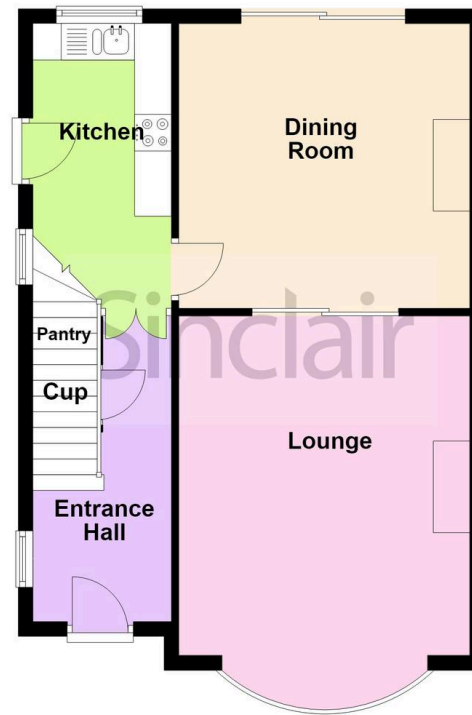
Having a stone shingled driveway offering offer a parking for multiple vehicles.



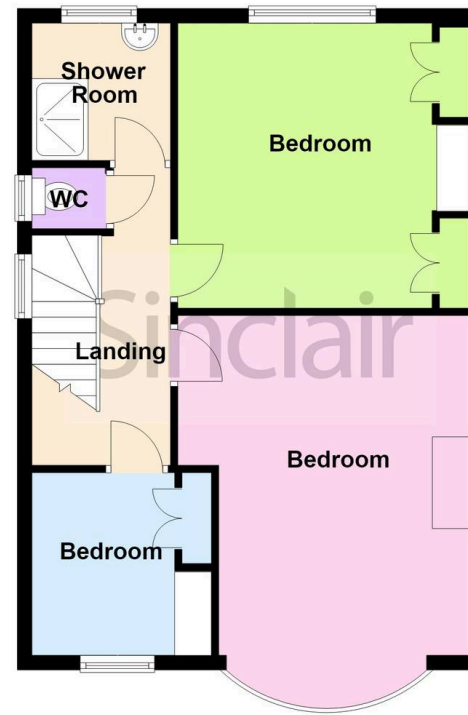




Ground Floor



First Floor





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