



11 Page Close, Coalville

£237,500

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Coalville

Occupying a CORNER PLOT this THREE BEDROOM THREE STOREY SEMI DETACHED FAMILY HOME comes to the market situated within the popular commuter town of Coalville. In brief, the property enjoys, entrance hall, integral garage, ground floor bedroom, guest cloakroom, stairs rising to the the first floor landing giving way to the L-shaped lounge/diner and kitchen with further stairs to the second floor. On the second floor the property boasts a family bathroom, two double bedrooms and shower room en-suite. Externally, the property enjoys a larger than average rear garden and a sizeable frontage able to accommodate parking for multiple vehicles.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Larger Than Average Rear Garden
- Three Bedrooms
- Garage & Parking
- L-Shaped Lounge/Diner
- Three Storey Semi Detached
- En-suite & Family Bathroom



GROUND FLOOR

Entrance Hall

Entered through a composite front door and comprising stairs rising to the first floor landing and having timber effect laminate flooring.

W.C.

Comprising a low level w.c, pedestal wash hand basin, tiled splash backs, opaque uPVC double glazed window to side and timber effect laminate flooring.

Bedroom Three

8' 0" x 9' 1" (2.44m x 2.77m)

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

FIRST FLOOR

Landing

Stairs rising to the first floor landing giving way to the kitchen and lounge/diner and comprising uPVC double glazed windows to front and side.

Kitchen

8' 9" x 9' 2" (2.67m x 2.79m)

Inclusive of the attractive range of wall and base units, four ring electric hob with extractor hood over, electric oven/grill, sink and drainer unit with swan neck mixer tap, tiled splash backs, space and plumbing for appliances, uPVC double glazed window to rear and laminate flooring.

L-Shaped Lounge/Diner

19' 7" x 11' 5" (5.97m x 3.48m)

Enjoying a dual aspect with Juliet balcony with accompanying uPVC French doors to front with uPVC double glazed window to rear.



SECOND FLOOR

Landing

Stairs rising to the second floor landing gives way to the family bathroom, two double bedrooms and en-suite. The landing comprises a loft hatch and airing cupboard housing the hot water cylinder.

Family Bathroom

5' 5" x 6' 4" (1.65m x 1.93m)

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

Bedroom Two

8' 9" x 10' 4" (2.67m x 3.15m)

Having uPVC double glazed window to rear.

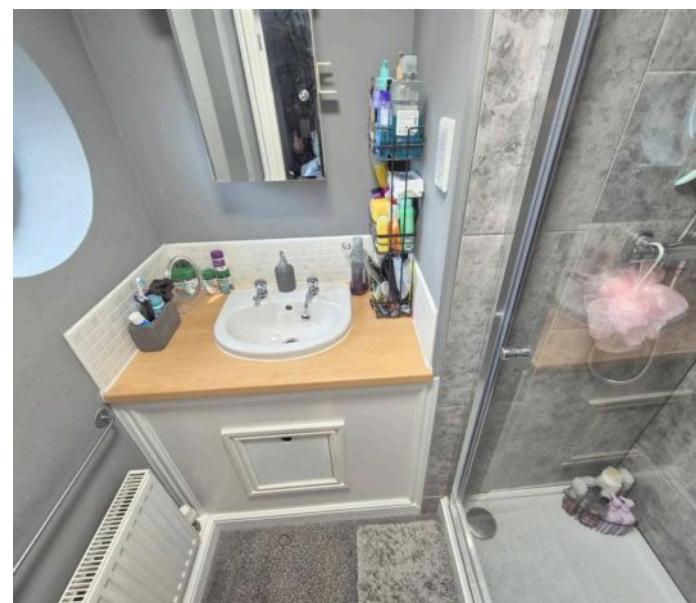
Bedroom One

10' 4" x 10' 8" (3.15m x 3.25m)

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

En-Suite Shower Room

This two piece suite comprises a vanity wash hand basin with mixer tap, tiled splash backs, shower enclosure with thermostatic bar mixer tap, extractor fan and opaque uPVC double glazed window to front.



OUTSIDE

Private Rear Garden

A paved patio facilitated by a water point is surrounded by slate shingled edging, a well maintained lawn leading to the rear portion of the garden which in turn offers a separate seating area and is enclosed by timber close board fencing and side gated access.

Front

A tarmac paved driveway offers off road parking and sits adjacent to an area of stone shingling and in turn boasts additional car standing for multiple vehicles and leads to the front door beneath a canopy porch.

Garage

Dimensions: 2.36m x 6.02m (7'9" x 19'9"). Entered via an up-and-over entrance door with further personal doors accessing the entrance hall and rear garden and having light, power, work surface, plumbing for appliances and a wall mounted gas fired central heating boiler.







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