

Sinclair



15 Kenmore Crescent, Coalville

£265,000

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Coalville

OFFERED WITH NO UPWARD CHAIN This RENOVATED THREE BEDROOM DETACHED FAMILY HOME occupying a popular location within the commuter town of Coalville comes to the market, ideal for young families or first time buyers alike at a glance, the property enjoys an entrance hall, which gives way to a good sized lounge and an open plan kitchen/diner and adjacent w.c/utility and having stairs rising to the first floor landing, a three piece bathroom suite and three bedrooms. Externally, the property enjoys a garage style detached workshop, large rear garden and ample frontage able to accommodate off road parking for multiple vehicles.

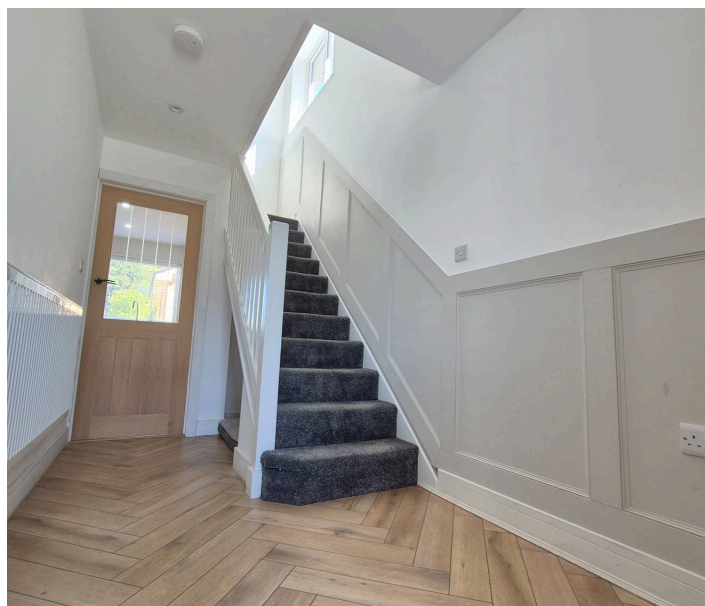
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three Bedrooms
- Detached House
- No Upward Chain
- Garage Style Workshop
- Refitted Open Plan Kitchen/Diner



GROUND FLOOR

Entrance Hall

Enter through a uPVC front door with inset opaque double glazed panel and having an inset footwell, herringbone effect LVT flooring, part dado wall panelling, inset downlights, stairs rising to the first floor and having access to a storage cabinet.

Lounge

13' 8" x 10' 8" (4.17m x 3.25m)

Having uPVC seat double glazed window to front and inset downlights.

Kitchen/Diner

11' 9" x 14' 3" (3.58m x 4.34m)

Inclusive of an attractive range of Howdens wall and base units, a sink and drainer unit with instant hot water tap, four ring induction hob, integrated fridge/freezer and further integrated dishwasher whilst also benefiting from a double electric oven and grill continued herringbone effect LVT flooring from the entrance hall, inset downlights, a uPVC double glazed window to rear and having an adjacent uPVC double glazed set of French doors accessing the rear garden.

W.C./Utility

Having continued herringbone effect LVT flooring from the kitchen/diner, this versatile space acts as both a utility room with water point and further WC with passage through to the rear garden respectively. In brief, the space comprises inset down lights, extractor fan and opaque uPVC door and a low level push button w.c with accompanying wall mounted wash hand basin with mono bloc mixer tap.



FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to three good sized bedrooms and the family bathroom and comprises a uPVC double glazed window to side, loft hatch, inset downlights and an airing cupboard housing the gas fired central heating boiler.

Bedroom One

12' 9" x 9' 8" (3.89m x 2.95m)

Having uPVC double glazed window to front.

Bedroom Two

10' 8" x 9' 7" (3.25m x 2.92m)

Having uPVC double glazed window to rear.

Bedroom Three/Dressing Room

8' 10" x 7' 0" (2.69m x 2.13m)

Having a uPVC double glazed window to front and a double fitted sliding wardrobe.

Bathroom

5' 6" x 7' 3" (1.68m x 2.21m)

This three piece suite comprises a low level push button w.c, vanity wash hand basin with monobloc mixed tap, a P-shaped bath with splash screen and thermostatic mixer waterfall shower over with a separate handheld washer, a chrome heated towel rail, extractor fan, a smart mirror, inset downlights, herringbone effect LVT flooring and having opaque uPVC double glazed window to rear.



FRONT GARDEN

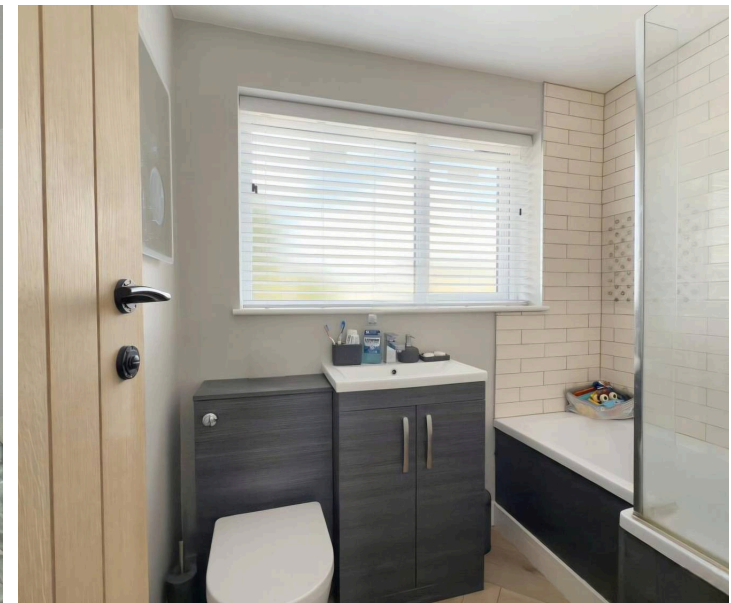
Having lawn and pathway leading to the front door.

REAR GARDEN

Enjoying a sunny aspect, the private garden enjoys a part block paved driveway accessing the garage style workshop with an adjacent stone shingled seating area giving way to a raised lawn beyond a dwarf brick wall bisected by a paved walkway and accessing a planted garden to the rear complete with trees and shrubs and surrounded by timber close board and feather board fence panelling.

Driveway

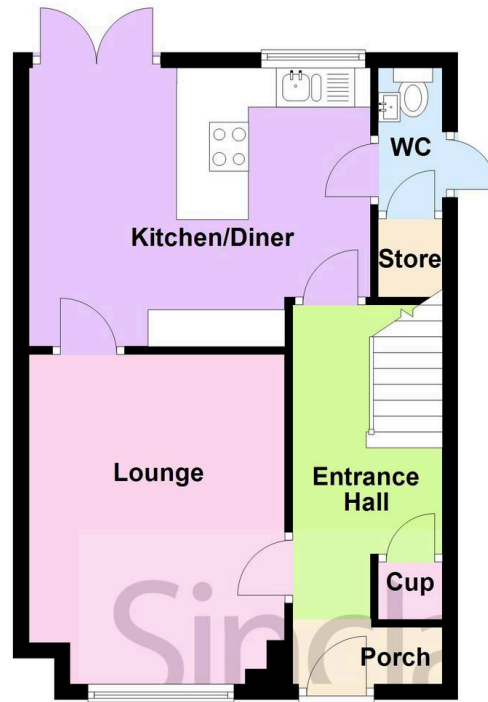
Having a block paved driveway offering off road parking for multiple vehicles.





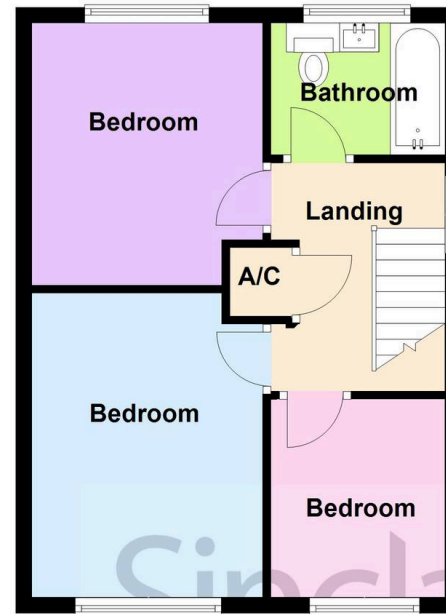
Ground Floor

Approx. 41.2 sq. metres (443.9 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.9 sq. feet)





Sinclair Estate Agents

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