
Sinclair
Wentworth Road, Coalville
£229,950

Wentworth Road

Coalville

This **TWO DOUBLE BEDROOM DETACHED BUNGALOW** comes to the market within the popular commuter town of Coalville offered with **NO UPWARD CHAIN**. In brief, the property comprises of a porch, entrance hall with access to the kitchen, bathroom, lounge/diner and two double bedrooms. Externally, the property consists of a private rear garden with a detached garage, a low maintenance front garden and driveway to front providing off road parking for multiple vehicles.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Upward Chain
- Semi Detached Bungalow
- Two Double Bedrooms
- Lounge/Diner
- Private Rear Garden
- Detached Garage & Parking







GROUND FLOOR

Porch
Has uPVC double glazed door accessed from the driveway and accessing the hallway.

Entrance Hall
Having timber flooring and access to two double bedrooms, kitchen, bathroom and lounge/diner.

Kitchen
10' 4" x 9' 0" (3.15m x 2.74m)
Comprising of base and wall levels units, fully tiled flooring, electric four ring hob over oven with stainless steel splash screen, sink with side drainer, coving and uPVC double glazed windows to front and side.

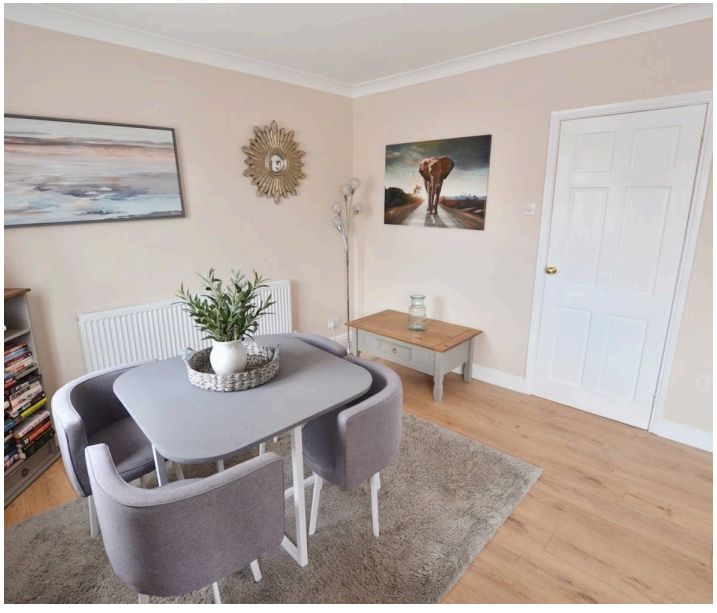
Lounge/Diner
13' 0" x 19' 5" (3.96m x 5.92m)
Has two uPVC double glazed windows to front, coving, timber flooring and wall mounted electric fire place.

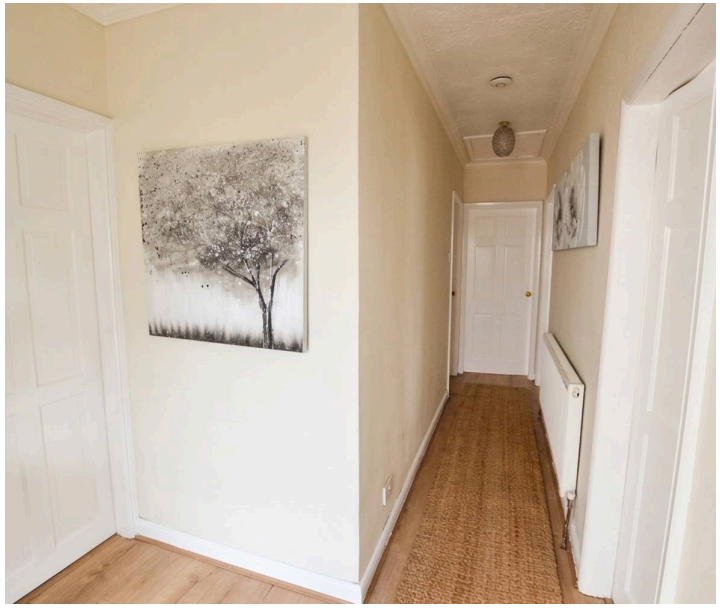
Bedroom One
12' 11" x 9' 8" (3.94m x 2.95m)
Having uPVC double glazed French doors and window to rear, timber flooring and a built-in storage cupboard.

Bedroom Two
9' 3" x 10' 9" (2.82m x 3.28m)
Having uPVC double glazed window to rear.

Bathroom
5' 0" x 7' 6" (1.52m x 2.29m)
Having a three piece suite comprising of panelled spa bath with shower over and side screen, low level push button w.c, pedestal wash hand basin, fully tiled walls and flooring and opaque uPVC double glazed window to rear.







REAR GARDEN

Having a paved patio area with water point, dwarf brick wall and steps leading to the artificial lawn with an array of rockery planted beds with a range of plants and shrubs, timber fence panelling surround, side gated access and access to the garage.

FRONT GARDEN

Having a lawn area with planted borders and a dwarf brick wall.

Garage

Having an up and over garage door, side door access, power, light and uPVC double glazed windows to side and rear.

Driveway

Having a tarmacadam driveway with brick block edging, brick half wall providing off road parking for multiple vehicles.























Ground Floor





Sinclair Estate Agents

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