

Sinclair



28 Sharpley Avenue, Coalville

In Excess of £260,000

28 Sharpley Avenue

Coalville

This FOUR BEDROOM SEMI DETACHED HOME comes to the market after having been modernised throughout and offers a host of modern amenities. In brief, the property enjoys entrance hall, lounge and an impressive open plan living kitchen/diner with utility room to the ground floor. Newly carpeted stairs accessing the first floor landing which in turn grants access to four bedrooms including the shower room and further en-suite shower room. Externally, the property enjoys a workshop, private rear garden and ample frontage able to accommodate off road parking for multiple vehicles. Positioned within a sought after part of the commuter town of Coalville, this property is not one to miss!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Semi Detached Home
- Four Bedrooms
- En-suite and Shower Room
- Open Plan Living Kitchen/Diner
- Off Road Parking
- Workshop



GROUND FLOOR

Entrance Hall

Entered through a uPVC double glazed front door with inset opaque double glazed panel and having adjacent uPVC double glazed window to front with timber effect ceramic tiled flooring, inset down lights and stairs rising to the first floor.

Lounge

17' 3" x 11' 4" (5.26m x 3.45m)

Benefitting from a dual aspect with uPVC double glazed window to front and a set of uPVC French doors accessing the private rear garden and comprising an open fireplace with brick surround and having timber effect ceramic tiled flooring.

Living Kitchen/Diner

25' 7" x 15' 11" (7.80m x 4.85m)

Inclusive of an attractive range of wall and base units with complementary work surfaces, tiled splash backs, integrated dishwasher, four ring electric hob with extractor hood over, electric oven and grill, one-and-a-half bow sink and drainer unit with swan neck flexi hose mixer tap, breakfast bar peninsular, dual aspect comprising uPVC double glazed windows to front, side and rear. Other benefits include inset down lights, integrated washing machine, timber effect ceramic tiled flooring, access to under stairs storage and a composite side door accessing the side driveway.

Utility Room

5' 9" x 5' 2" (1.75m x 1.58m)

Having continued flooring from the kitchen/diner, work surface, space and plumbing for appliances, inset down lights, part tiled walls and housing the gas fired central heating boiler.



FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to four bedroom including the shower room and en-suite and comprises a loft hatch.

Bedroom One

11' 0" x 11' 9" (3.35m x 3.58m)

Having uPVC double glazed window to front, a fitted wardrobe and granting access to the en-suite.

En-Suite Shower Room

This three piece suite comprises a low level push button w.c, vanity wash hand basin, shower enclosure, timber effect laminate flooring, partly tiled walls, inset down lights and opaque uPVC double glazed window to side.

Bedroom Two

10' 1" x 11' 4" (3.07m x 3.45m)

Having uPVC double glazed window to front.

Bedroom Three

10' 3" x 6' 9" (3.12m x 2.06m)

Having uPVC double glazed window to rear.

Bedroom Four

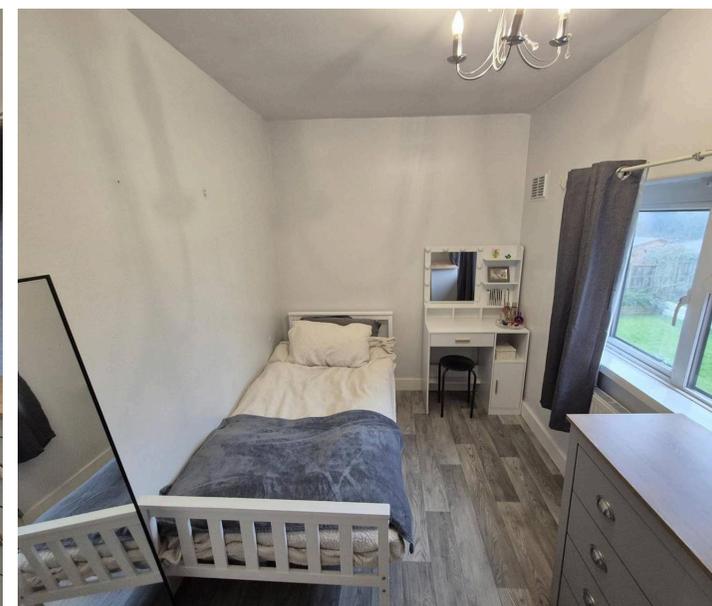
6' 1" x 15' 0" (1.85m x 4.57m)

Having uPVC double glazed window to rear.

Shower Room

4' 8" x 8' 1" (1.42m x 2.46m)

This three piece suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, double shower enclosure, vinyl flooring, partly tiled walls, inset down lights, extractor fan and opaque uPVC double glazed window to side.



REAR GARDEN

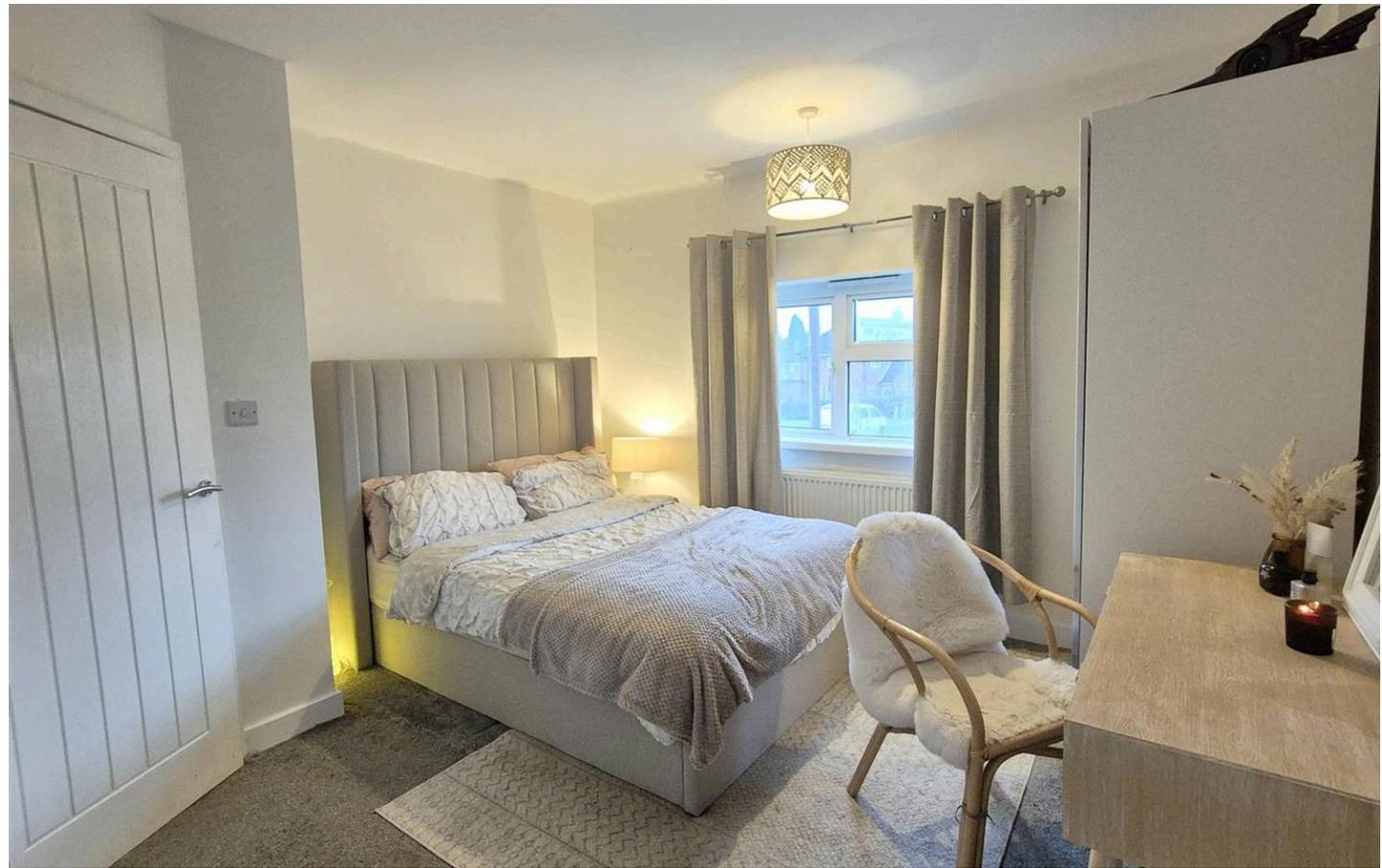
Having raised timber decking giving way to an artificial lawn which is facilitated by a water point and multiple external power points and enclosed by timber close board fencing. Steps ascend to a raised lawn with a further patio area.

Driveway

A stone shingled frontage accommodates off road parking for multiple vehicles and sits beyond a half height close board fence and is complemented by a host of shrubs.

Garage/Workshop

14' 10" x 11' 1" (4.52m x 3.38m) Entered via double timber framed doors to front and having a separate composite personal door to side.





Ground Floor



First Floor





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