

Sinclair



4 Garganey Close, Coalville

£349,500

4 Garganey Close

Coalville

This much improved FOUR BEDROOM DETACHED HOME featuring a SUPER EXTENSION to the rear boasting a corner position offers entrance hall, study, ground floor bedroom, guest cloakroom, utility room and a wonderful open plan living kitchen/diner to the ground floor. Stairs rising to the first floor landing gives way to three further double bedrooms including the en-suite shower room and the family bathroom respectively. Externally, the home enjoys ample off road parking to front leading to a detached garage with a well maintained private rear garden and having far reaching views.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Extended Detached Home
- Wren Living Kitchen/Diner
- Corner Plot
- En-suite and Family bathroom
- Utility Room
- Detached Garage



GROUND FLOOR

Entrance Hall

Entered via a composite front door and having herringbone effect laminate flooring and stairs rising to the first floor.

Bedroom Four

9' 8" x 9' 1" (2.95m x 2.77m)

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

Study

8' 0" x 7' 5" (2.44m x 2.26m)

Having uPVC double glazed window to front, insert downlights, coving and timber effect vinyl flooring.

Guest Cloakroom

Enjoying continued flooring from the entrance hall. The guest cloakroom comprises a low level w.c, wall mounted wash hand basin with tiled splashbacks, heated towel rail and opaque uPVC double glazed window to side.

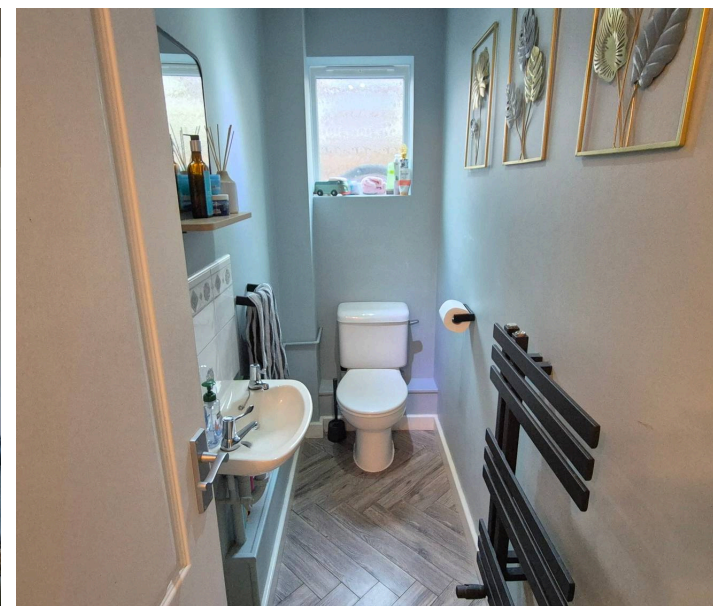
Utility Room

7' 4" x 7' 0" (2.24m x 2.13m)

Having inset downlights, space and plumbing for appliances, understairs storage, gas fired central heating boiler and timber effect vinyl flooring.

Lean-To Store

Having front and rear access, located at the side of the property, this useful space incorporates light and power and offers clever storage.



Living Kitchen/Diner

23' 2" x 21' 2" (7.06m x 6.45m)

This recently fitted Wren kitchen with marble work surfaces enjoys a five ring induction hob with extractor hood over and having tiling to splash prone areas, two double twin ovens and an island unit hosting a one-and-a-half bowl sink and drainer unit with mixed tap, continued flooring from the entrance hall, space and plumbing for appliances, a walk-in larder, integrated dishwasher, inset downlights and having a vaulted ceiling which hosts two electronically controlled Velux windows complemented by aluminium framed bi-fold doors accessing the rear garden and further uPVC double glazed windows to side and rear.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to three further bedrooms, and the family bathroom and comprises a loft hatch and a opaque uPVC double glazed window to side.

Bedroom One

10' 6" x 11' 4" (3.20m x 3.45m)

Having uPVC double glazed window to rear and two double fitted wardrobes.

En-suite Shower Room

6' 8" x 8' 4" (2.03m x 2.54m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, tiled splashbacks, double walk-in shower enclosure with waterfall mixer shower tap, inset downlights, extractor fan, vinyl flooring and an opaque uPVC double glazed window to side.



Bedroom Two

10' 2" x 12' 5" (3.10m x 3.78m)

Having uPVC double glazed window to front.

Bedroom Three

9' 3" x 10' 6" (2.82m x 3.20m)

Having uPVC double glazed window to rear.

Family Bathroom

6' 9" x 8' 5" (2.06m x 2.57m)

This three piece suite comprises a low level w.c, pedestal wash hand basin with mono bloc mixed tap, P-shaped panelled bath with shower over, tiling to splash prone areas, extractor fan, inset downlights, vinyl flooring, shaver point and an opaque uPVC double glazed window side.

Rear Garden

The private rear garden enjoys an Indian flag paved patio area facilitated by water point and wall lighting with further side gated access and leading to a well maintained lawn edged with timber sleepers and surrounding by timber close board fencing with a further raised paved patch seating area to the rear of the garden.

Garage

Entered via an up-and-over front door and having both light and power.

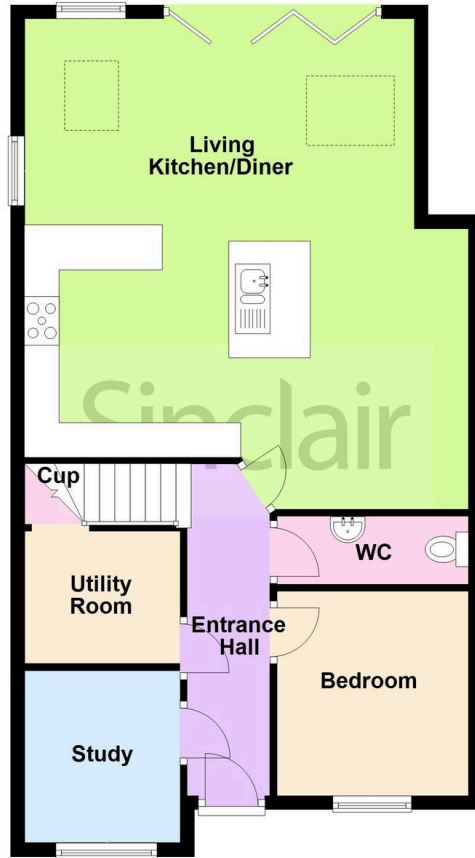
Driveway

Having a tarmacdam driveway offering off road parking for multiple vehicles and giving way to the front door with an adjacent area of stone shingling.

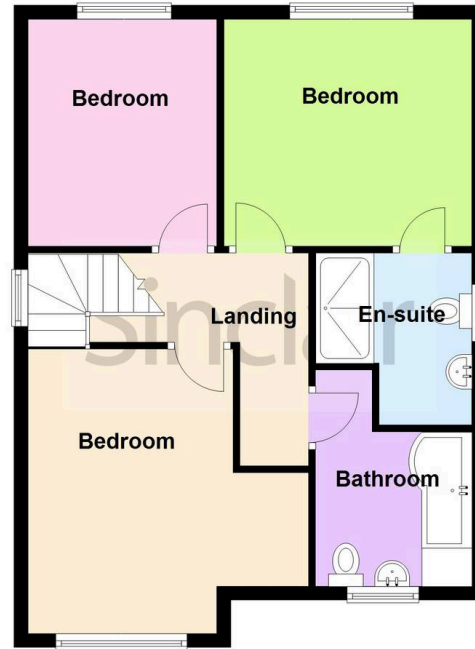




Ground Floor



First Floor





Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville - LE67 3PD

01530 838338

coalville@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) - The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.