

Sinclair



12 Swithland Road, Coalville

£210,000

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Coalville

OFFERED WITH NO UPWARD CHAIN. This three bedroom semi detached family home on a corner plot comes to the market offering off road parking, a ground floor w.c, open plan kitchen/diner and three double bedrooms. Situated within the popular commuter town of Coalville, this solid property offers lots of potential for modernisation and so in that way could make an ideal family home. Early viewings come highly advised in order to avoid disappointment.

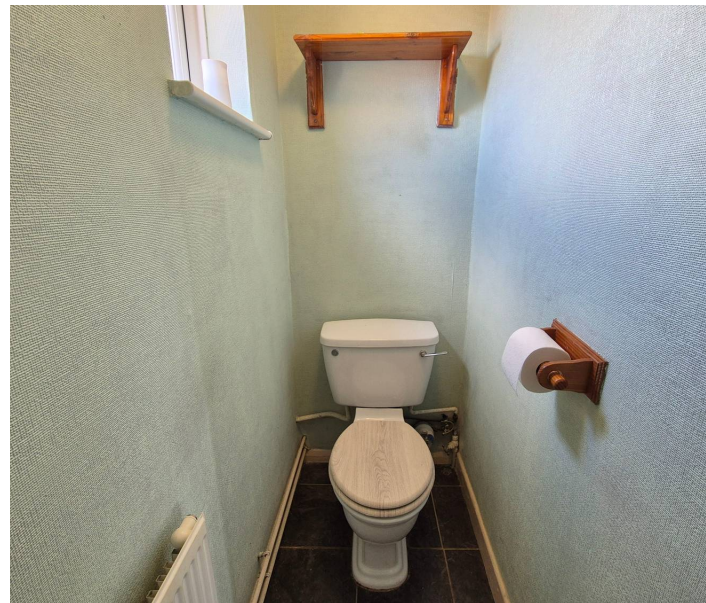
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three Double Bedrooms
- Kitchen/Diner
- Ground Floor W.C
- Off Road Parking
- Corner Plot
- No Upward Chain



GROUND FLOOR

Entrance Hall

Enter through a composite front door with adjacent uPVC double glazed window to front, coving and stairs rising to the first floor.

Lounge

14' 8" x 10' 8" (4.47m x 3.25m)

Enjoying a dual aspect with two uPVC double glazed windows to side, further uPVC double glazed window to rear and comprising ceiling rose and coving.

Kitchen/Diner

16' 6" x 10' 9" (5.03m x 3.28m)

Including a range of wall and base units with complimentary rolled edge work surfaces. A freestanding cooker, sink with drainer unit, space and plumbing for further appliances. Having part ceramic tiled flooring and carpet. Other benefits include a dual aspect uPVC double glazed windows to side and rear, with further uPVC double glazed window within the pantry/storage located under the stairs.

Rear Lobby

Offering access to the rear garden via a timber frame door whilst also providing a walk in store room, ceramic tiled flooring and giving way to the w.c.

W.C

Comprising a low level w.c, coving, opaque uPVC double glazed window to front and ceramic tiled flooring.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to three good sized bedrooms including the shower room with uPVC double glazed window to rear and airing cupboard housing the hot water cylinder.



Shower Room

6' 4" x 6' 5" (1.93m x 1.96m)

This three piece suite comprises a low level w.c, wash hand basin, shower enclosure with thermostatic mixer tap, uPVC double glazed window to rear, tiled walls, vinyl flooring and having a loft hatch.

Bedroom One

10' 8" x 13' 11" (3.25m x 4.24m)

Having two uPVC double glazed windows to front and further uPVC double glazed window to side, a range of fitted wardrobes and coving.

Bedroom Two

10' 9" x 9' 9" (3.28m x 2.97m)

Comprising uPVC double glazed window to front and rear and having coving.

Bedroom Three

8' 6" x 10' 8" (2.59m x 3.25m)

Having coving, over stairs storage and uPVC double glazed window to front.

Front Garden

Enjoying a well maintained lawn surrounded by a host of flower beds and shrubs, whilst being enclosed by timber fencing.

Rear Garden

Having raised timber decking, a paved patio, side gated access and a surrounding of timber fence paneling and offering a timber framed garden shed.

DRIVEWAY

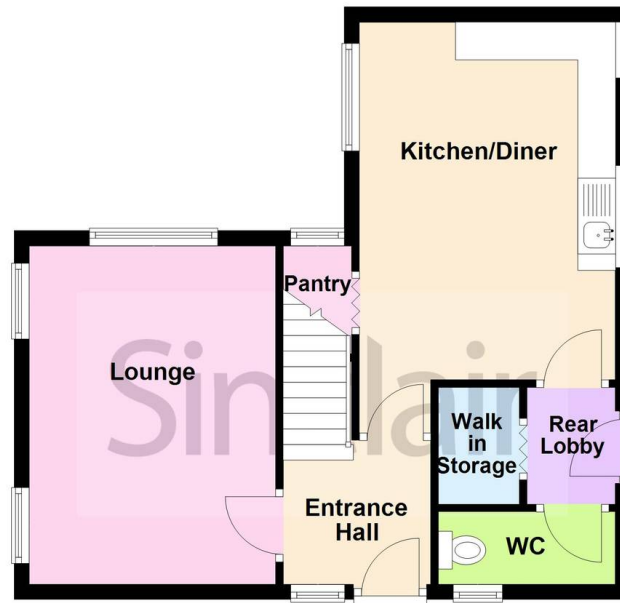
2 Parking Spaces

Offering off road parking for multiple vehicles via a paved driveway with a walkway accessing the front door.





Ground Floor



First Floor





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