

Sinclair



9 Quartz Close, Coalville

£255,000

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Coalville

This NEARLY NEW THREE BEDROOM SEMI DETACHED HOME occupying a popular location within the popular commuter town of Coalville comes to the market offering a entrance hall, ground floor w.c, lounge and open plan kitchen/diner. Stairs rising to the first floor landing offering a three piece bathroom suite, three bedrooms and en-suite shower room. Externally, the property enjoys a rear garden and ample frontage able to accommodate off road parking for multiple vehicles.

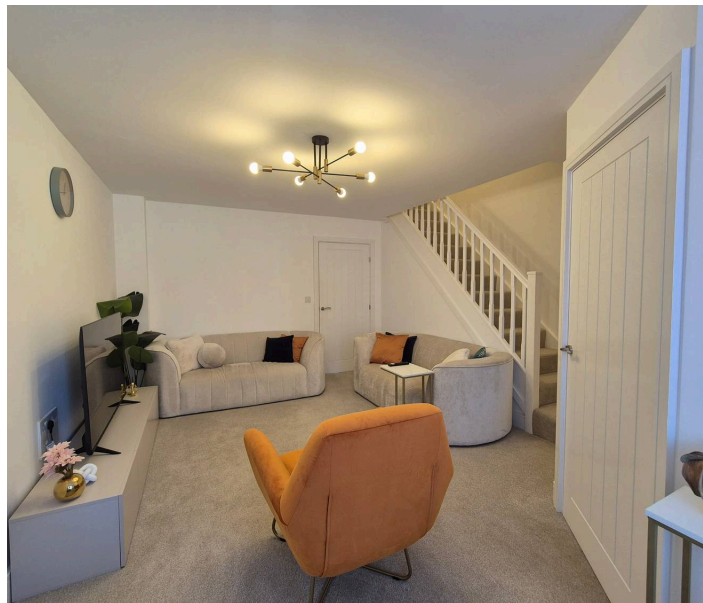
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: B

- Ideal First-Time Purchase
- Three Bedrooms
- Semi Detached House
- Kitchen/Diner
- En-suite & Family Bathroom
- Off Road Parking



GROUND FLOOR

Entrance Hall

Entered by a composite front door and having herringbone effect vinyl flooring.

W.C

Comprising a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, tiled splashbacks, extractor fan, opaque uPVC double glazed window to front and having continued flooring from the entrance hall.

Lounge

18' 2" x 14' 2" (5.54m x 4.32m)

Having stairs rising to the first floor and a uPVC double glazed window to front.

Kitchen/Diner

10' 2" x 14' 2" (3.10m x 4.32m)

Inclusive of a range of wall and base units with rolled edge work surfaces, a four ring gas hob with extractor hood over and a splash screen with further electric oven and grill, concealed gas fired combination boiler, space and plumbing for appliances, extractor fan, herringbone effect vinyl flooring, under stairs storage, uPVC double glazed window to rear and having uPVC double glazed framed French doors accessing the private rear garden.



FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to three good sized bedrooms, including the en-suite and family bathroom and comprise a loft hatch.

Bedroom One

7' 9" x 9' 4" (2.36m x 2.84m)

Having uPVC double glazed window to front, access to over stairs storage and featuring a range of mirror fronted sliding wardrobes.



En-suite Shower Room

7' 3" x 4' 4" (2.21m x 1.32m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, a double walk in shower enclosure with thermostatic mixer tap, part tiled walls, extractor fan, herringbone effect vinyl flooring and having an opaque uPVC double glazed window to front.

Bedroom Two

12' 0" x 7' 2" (3.66m x 2.18m)

Having a uPVC double glazed window to rear.

Bedroom Three

8' 1" x 6' 5" (2.46m x 1.96m)

Having a uPVC double glazed window to rear.

Family Bathroom

5' 8" x 6' 2" (1.73m x 1.88m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, tiled splashbacks, panelled bath with mixer shower tap over with extractor fan and herringbone effect vinyl flooring.

Rear Garden

Benefiting from a sunny aspect and comprising lawn, paved patio area, side gated access and surrounded by timber close board fence panelling.

Front Garden

An area of stone shining bisected by a paved walkway access to the front door with accompanying wall lighting.

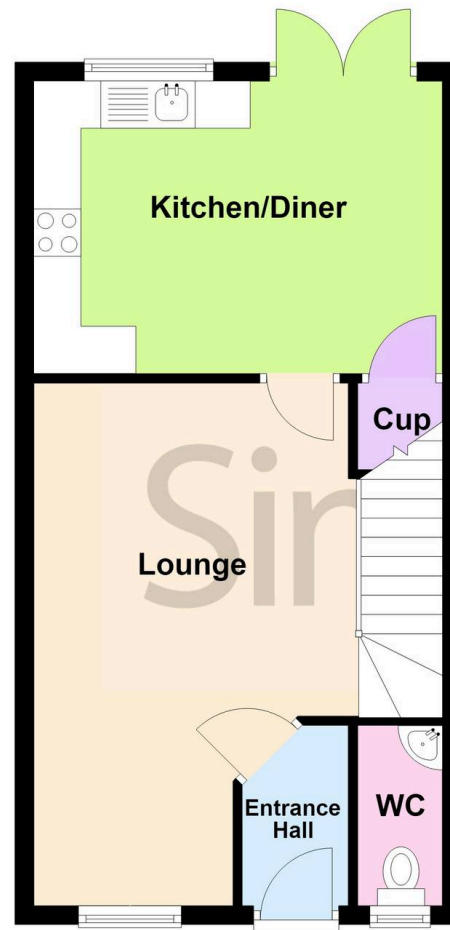
Driveway

A tarmacadam driveway offers off road parking for multiple vehicles.

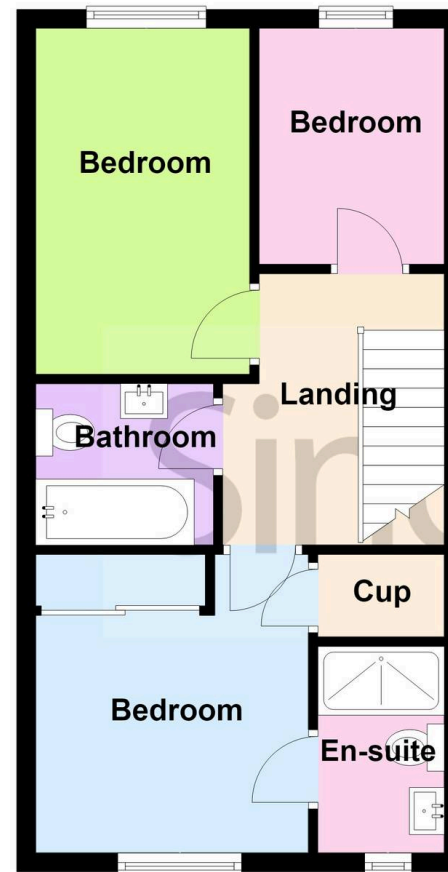
EV charging



Ground Floor



First Floor





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