

# Sinclair



5 Convent Drive, Coalville

Offers Over £235,000

# 5 Convent Drive

## Coalville

This BAY FRONTED THREE BEDROOM SEMI DETACHED FAMILY HOME occupying a CUL-DE-SAC location within the popular commuter town of Coalville comes to the market enjoying an open plan kitchen/diner with ground floor w.c, conservatory, bay fronted lounge and entrance hall, which in turn grants access to the first floor landing offering three bedrooms and the family bathroom. Externally, the property enjoys off road parking to front and a private rear garden with workshop. Early viewings come highly advised in order to avoid disappointment.

Council Tax band: B

Tenure: Freehold

- Three Bedrooms
- Semi Detached House
- Open Plan Kitchen/Diner
- Bay Windows
- Off Road Parking
- Cul-De-Sac



### Entrance Hall

Entered via a uPVC double glazed front door with inset opaque double glazed panel and enjoying an adjacent circular opaque uPVC double glazed window to side, coving, timber effect laminate flooring, stairs rising to the first floor and having understairs storage.

### Bay Fronted Lounge

13' 6" x 11' 0" (4.11m x 3.35m)

Enjoying a uPVC double glazed bay window to front, coving and opening from the kitchen/diner via sliding doors.

### Kitchen/Diner

12' 4" x 17' 4" (3.76m x 5.28m)

Inclusive of a modern range of wall and base units with complimentary butchers block work surfaces, a breakfast bar peninsular, four ring electric hob with extractor hood over, an electric oven and grill, a one and a half bowl sink and drainer unit with tiled splashbacks and further flexi hose mixer tap. Other benefits include an integrated dishwasher, space and plumbing for further appliances, inset downlights, a uPVC double glazed window to rear, uPVC double glazed sliding patio doors to the conservatory, a concealed gas fired central heating boiler and split down the centre of the kitchen/diner is a combination of timber LVT and timber effect laminate flooring.

### Conservatory

6' 0" x 7' 8" (1.83m x 2.34m)

Being of uPVC double glazed construction and having wall lighting with uPVC double glazed door accessing the rear garden.

### W.C

Having a low level WC (Saniflow), a wall mounted wash hand basin with tiling to splash prone areas, ceramic tiled flooring, coving and an opaque uPVC double glazed window to rear.



## FIRST FLOOR

### Landing

Stairs rising to the first floor landing give way to three bedrooms and the family bathroom and comprises an opaque uPVC double glazed window to side.

### Bedroom One

13' 5" x 11' 0" (4.09m x 3.35m)

Having uPVC double glazed bay window to front and coving.

### Bedroom Two

12' 4" x 11' 0" (3.76m x 3.35m)

Having a uPVC double glazed window to rear and coving.

### Bedroom Three

6' 4" x 6' 0" (1.93m x 1.83m)

Having uPVC double glazed window to front and coving.

### Bathroom

8' 8" x 5' 8" (2.64m x 1.73m)

This three piece suite comprises a low level push button w.c, panelled bath with splash screen and thermostatic waterfall shower over, a pedestal wash hand basin with mono bloc mixer tap, heated towel rail, extractor fan, tile effect vinyl flooring, loft hatch, inset downlights and having an opaque uPVC double glazed window to rear.

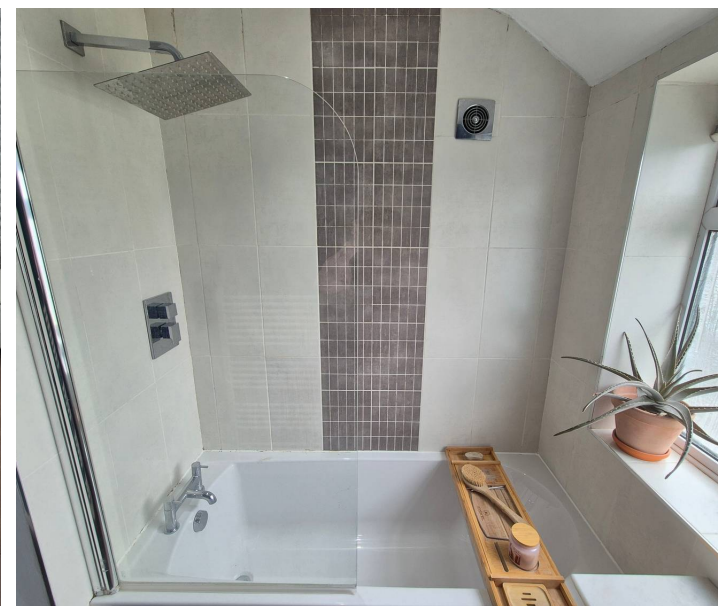


## REAR GARDEN

Having a side gate for access and surrounded by a combination of box hedging, timber close and feather board fence panelling and benefiting from a paved patio area with block edging, a well maintained lawn, further paved seating area to the rear of the garden. The garden also benefits from a workshop with both light and power, a metal personnel door and adjacent opaque uPVC double glazed window.

## Driveway

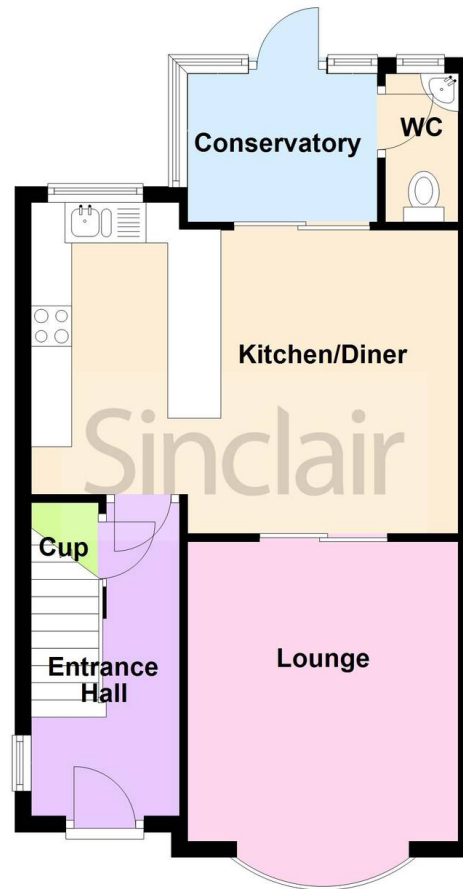
Having a block paved driveway offering off road parking.



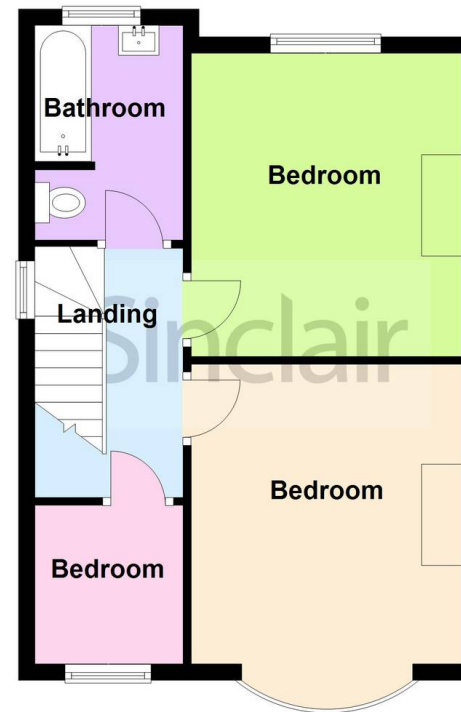




**Ground Floor**



**First Floor**





## Sinclair Estate Agents

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