

# Sinclair



35 Swannington Road, Coalville

£165,000

# 35 Swannington Road

Coalville

This TWO DOUBLE BEDROOM TERRACE HOME ideal for FIRST TIME BUYERS comes to the market enjoying FIELDS VIEWS, first floor bathroom and open plan kitchen/dining room. In brief, the property comprises lounge, open plan kitchen/dining room with stairs rising to the first floor landing giving way to two double bedrooms and three piece bathroom suite. Externally, the property enjoys a rear garden and low maintenance frontage. Early viewings come highly advised to avoid disappointment.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Field Views
- First Floor Bathroom
- Terraced Home
- Open Plan Kitchen/Dining Room
- Close To Amenities
- Two Double Bedrooms



## GROUND FLOOR

### Entrance Porch

Entered via a composite front door and having a quarry tiled floor.

### Lounge

12' 0" x 12' 0" (3.66m x 3.66m)

Enjoying a uPVC double glazed window to front, open fireplace with polish granite effect surround and hearth with adjacent alcove lighting, picture rail and coving.

### Dining Room

12' 0" x 12' 0" (3.66m x 3.66m)

Having stairs rising to the first floor landing, access to under stairs storage, dado rail, coving, uPVC double glazed window to rear and opening into the kitchen.

### Kitchen

13' 5" x 6' 1" (4.09m x 1.85m)

Inclusive of an attractive range of wall and base units with complementary rolled edge work surfaces, four ring gas hob with extractor over, tiled splash backs, electric oven and grill, space and plumbing for appliances, sink and drainer unit, Herringbone effect vinyl flooring, uPVC double glazed door to side and having dual aspect with uPVC double glazed windows to side and rear.

## FIRST FLOOR

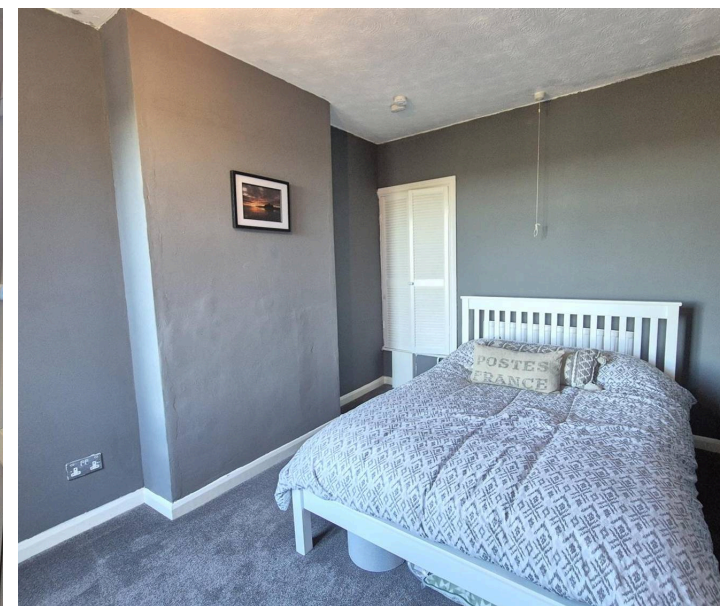
### Landing

Stairs rising to the first floor landing gives way two double bedrooms and bathroom and comprises a loft hatch which in turn enjoys a Velux window, light and power.

### Bedroom One

12' 0" x 12' 0" (3.66m x 3.66m)

Having coving and uPVC double glazed window to front.



### **Bedroom Two**

12' 0" x 9' 0" (3.66m x 2.74m)

Having access to over stairs storage which hosts the gas fired central heating boiler and enjoying field views via the uPVC double glazed window to rear.

### **Bathroom**

9' 4" x 6' 0" (2.85m x 1.83m)

This three piece suite comprises low level push button w,c, panelled bath with splash screen and mixer waterfall thermostatic shower over with splash back panelling, vanity was hand basin, extractor fan, vinyl flooring and uPVC opaque double glazed window to rear.

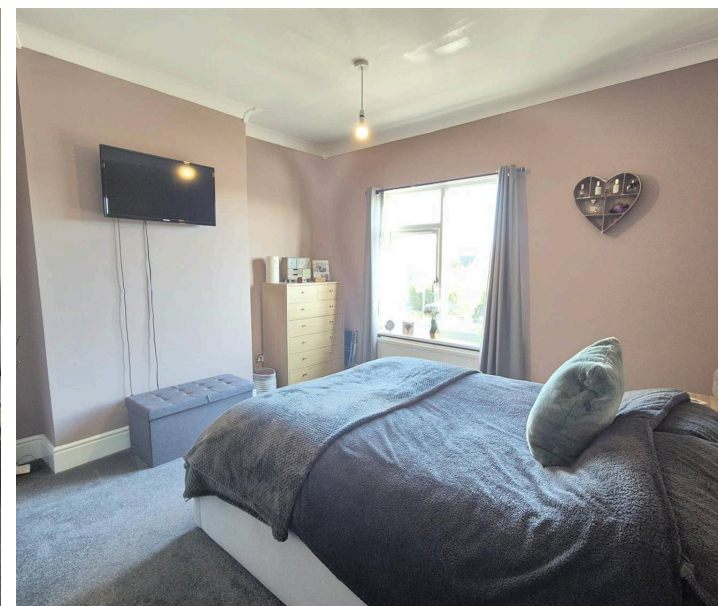
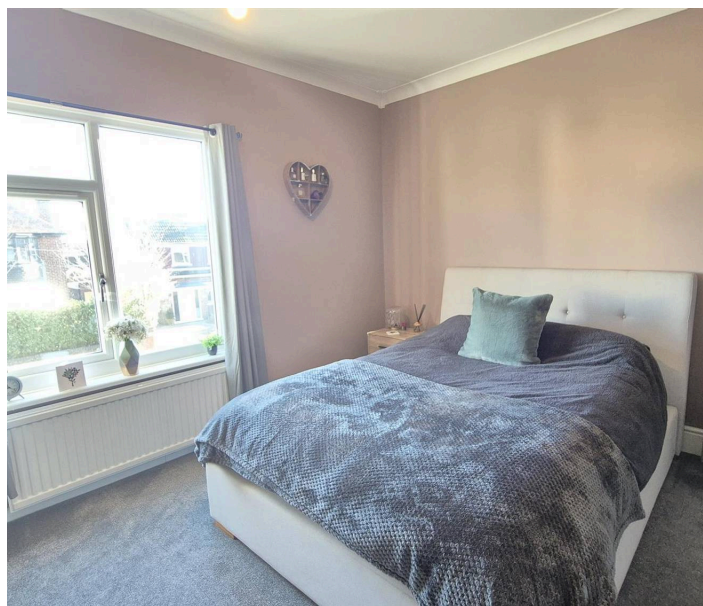
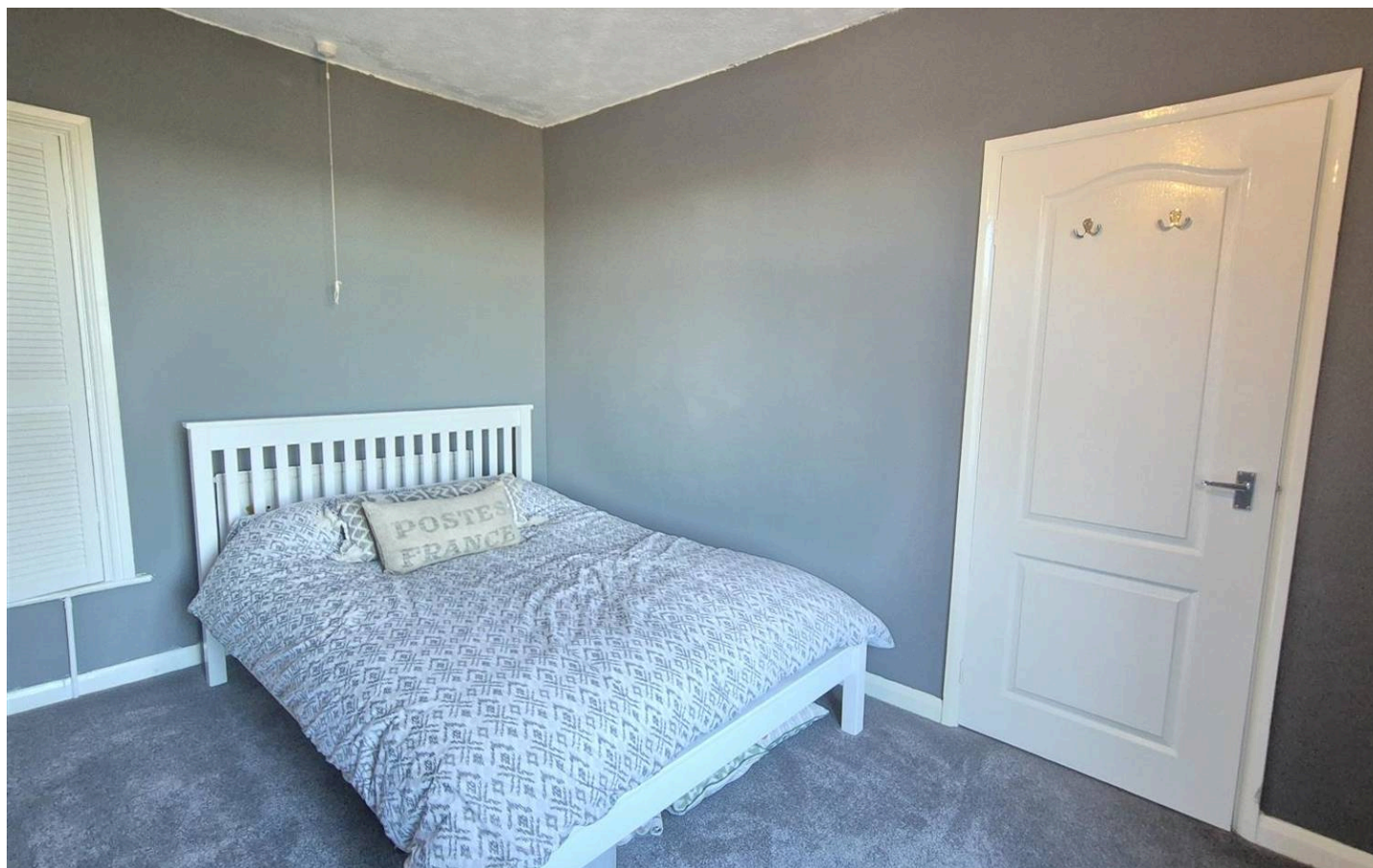
### **OUTSIDE**

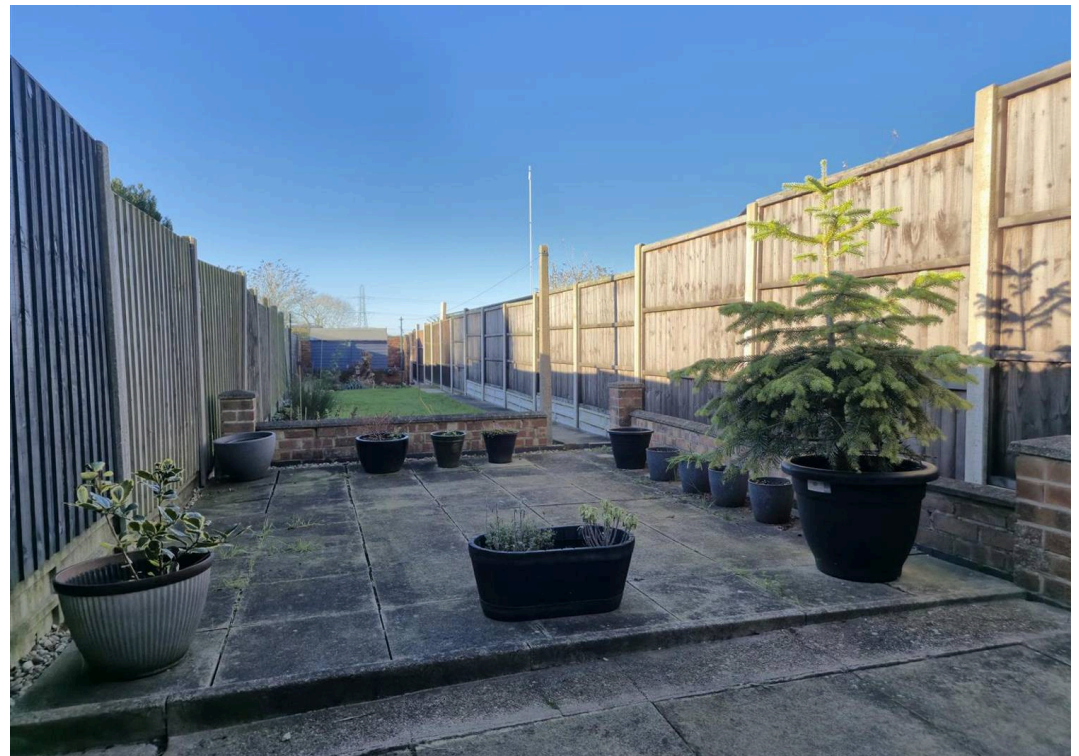
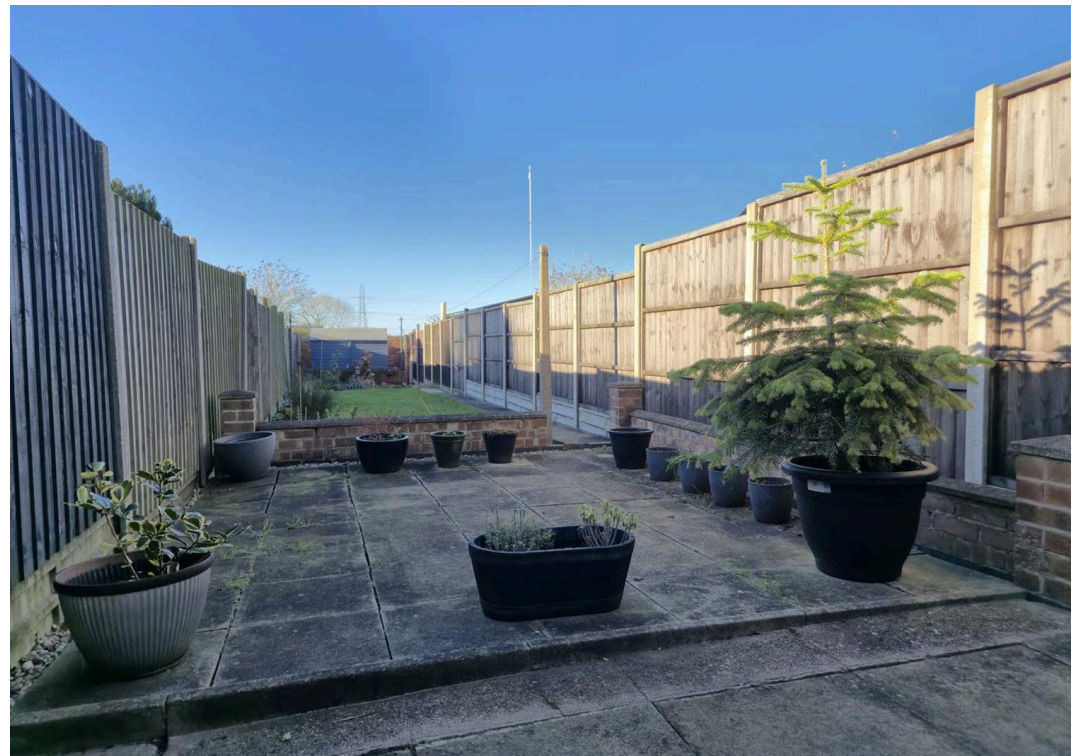
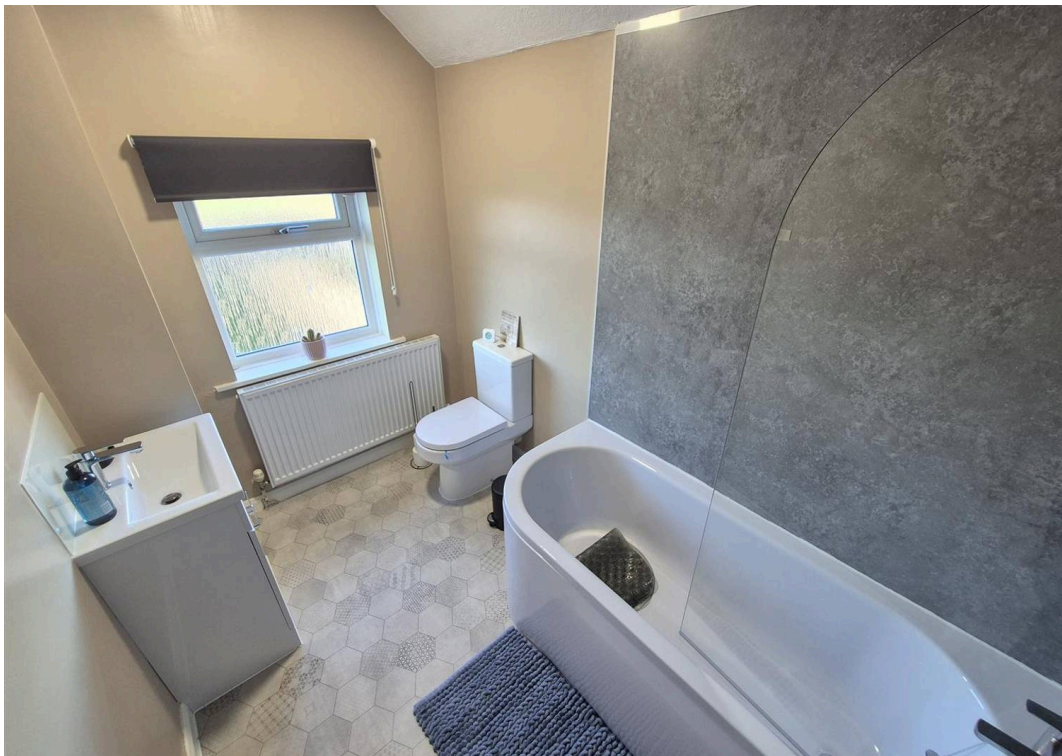
#### **Rear Garden**

Having a paved patio area facilitated by a side gate (neighbouring property has access over the garden), timber close board fencing, well maintained lawn and paved walkway access the rear of the garden surrounded by a range of shrubs.

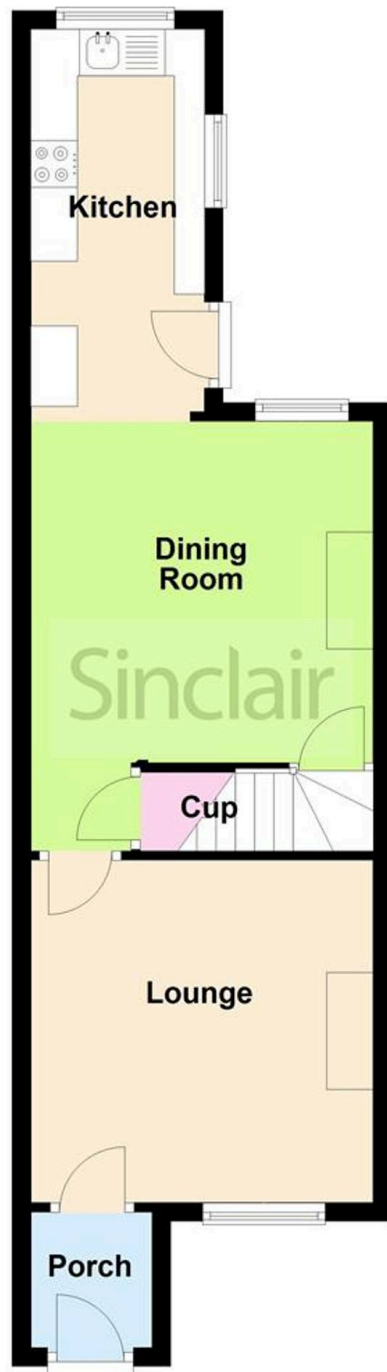
#### **Front**

A paved walkway accessing the front door sits adjacent to a modest courtyard surrounded by a dwarf brick wall.





### Ground Floor



### First Floor





## Sinclair Estate Agents

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