

# Sinclair



74 Castle Rock Drive, Coalville

£310,000

# 74 Castle Rock Drive

Coalville

\* OFFERED WITH NO UPWARD \* This EXTENDED THREE BEDROOM DETACHED BUNGALOW offering a garage and en-suite comes to the market occupying a sought after position within the popular town of Coalville. In Brief, the property enjoys an entrance hall, three double bedrooms, en-suite shower room, bathroom, fitted kitchen, conservatory and 19'0" L shaped lounge/diner. Externally, the property enjoys ample offer a parking to front accessing the garage and a low maintenance garden to rear.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three Bedrooms
- Extended Detached Bungalow
- 19'0" Lounge/Diner
- En-Suite & Bathroom
- Conservatory
- Garage



### Entrance Hall

Entered by a uPVC double glazed front door with adjacent uPVC double glazed window, ceramic tiled flooring and inset downlights.

### Bedroom Two

10' 0" x 12' 4" (3.05m x 3.76m)

Having coving and a uPVC double glazed bay window to front.

### Fitted Kitchen

14' 0" x 9' 0" (4.27m x 2.74m)

Inclusive of a range of wall and base units with complimentary rolled edge work surface and oversize one and a half bowl sink and drainer unit with flexi hose mixer tap, a four ring induction hob with extractor hood over and further double electric oven and grill. Other benefits include tiling to splash prone areas, space and plumbing for appliances, inset down lights ceramic tiled flooring, uPVC double glazed window to rear, a concealed gas fired central heating boiler, an integrated fridge/freezer and washing machine. To the side of the kitchen is a further side lobby, which in turn accesses the rear garden via a uPVC rear door and personal door to the garage.

### Garage

15' 6" x 8' 7" (4.72m x 2.62m)

Entered via an up and over entrance door with light and power, a rear personnel door and uPVC double glazed window to side.

### Bedroom Three

7' 8" x 12' 4" (2.34m x 3.76m)

Having a uPVC double glazed window to side.



**Bathroom**

5' 6" x 6' 3" (1.68m x 1.91m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin, p-shaped panelled bath with splash screen and thermostatic mixer shower over, ceramic tiled flooring, part tiled walls, opaque uPVC double glazed window to side, coving, inset downlights and a chrome heated towel rail.

**Bedroom One**

10' 6" x 9' 6" (3.20m x 2.90m)

Having coving, a fitted open wardrobe, loft hatch which in turn gives way to a partially boarded loft and having uPVC double glazed window to rear whilst granting access to the en-suite.

**Ensuite**

5' 0" x 6' 7" (1.52m x 2.01m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, double walk in shower enclosure with thermostatic mixer tap with ceramic tiled walls and flooring, chrome heated tower rail, inset downlights, extractor fan and having an opaque uPVC double glazed window to side.

**Lounge/Diner**

19' 0" x 16' 7" (5.79m x 5.05m)

Enjoying a dual aspect with uPVC double glazed windows to front and side with further uPVC double glazed patio doors accessing the rear garden and having inset downlights and coving.

**Conservatory**

9' 0" x 8' 7" (2.74m x 2.62m)

Being of uPVC double glazed construction with a bungalow style roof, tile effect vinyl flooring, wall lighting and having uPVC double glazed French doors accessing the rear garden.



### **FRONT GARDEN**

Having a low maintenance area of stone shingling edged with flower beds by a timber sleeper and giving way to the front door beneath a canopy porch.

### **REAR GARDEN**

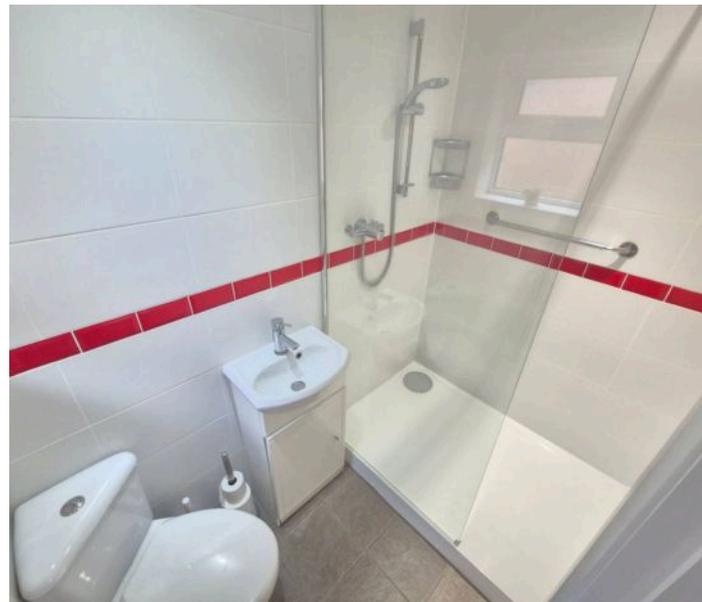
Enjoying a sunny aspect. The rear garden benefits from an expansive area of paving offering seating areas, a sunken potting garden, comprising stone shingling with raised timber sleeper edged flower beds, hosting a range of shrubs and surrounded by timber feather board fence panelling and entered by a side gate. Other benefits include external power point, water point and a greenhouse.

### **Driveway**

Offering off road parking for multiple vehicles via a tarmadamed driveway.

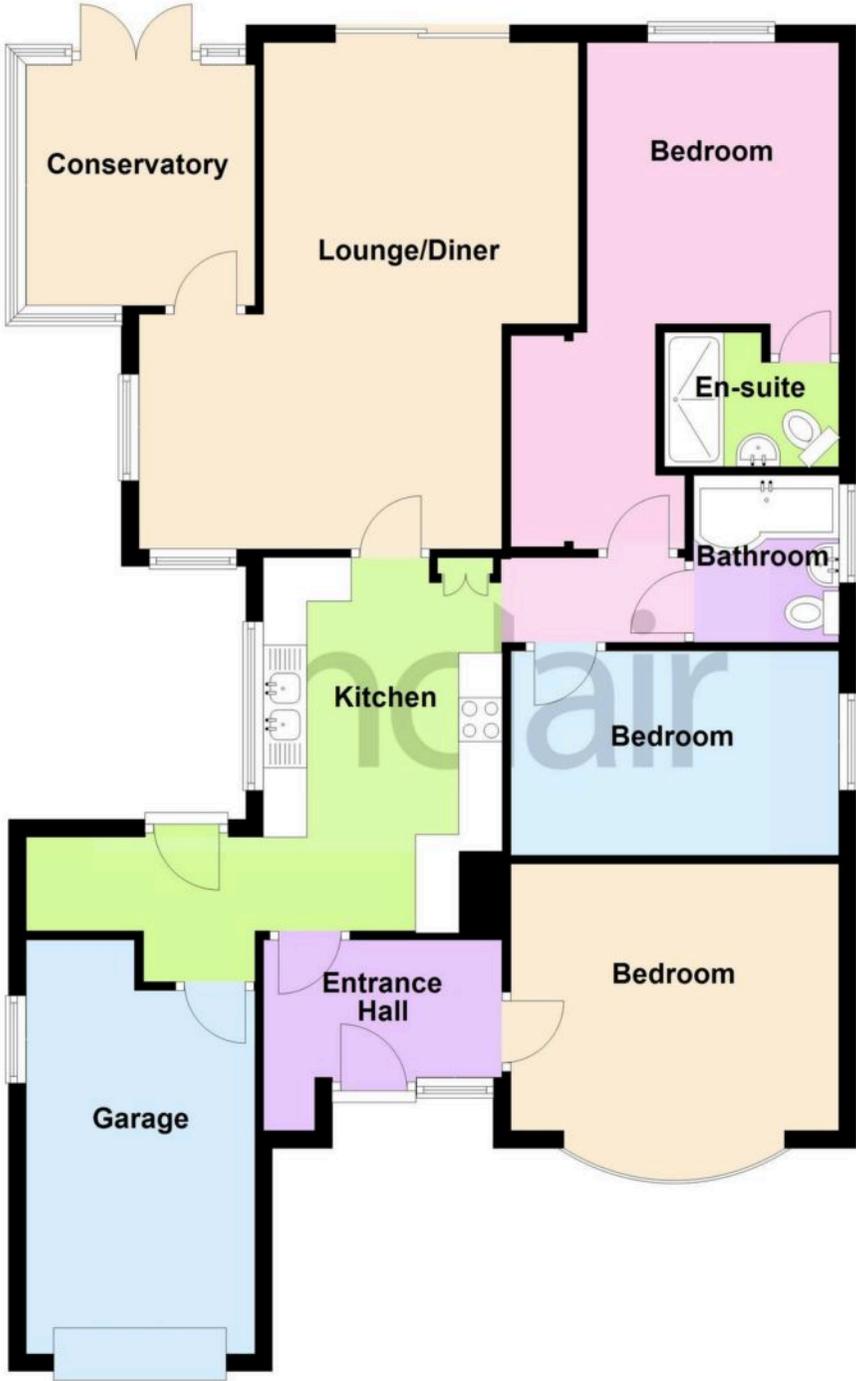
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Ground Floor





## Sinclair Estate Agents

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