

Sinclair



228 Bradgate Drive, Coalville

£200,000

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Coalville

This THREE BEDROOM SEMI DETACHED FAMILY HOME comes to the market offering ample off road parking to the front, a private garden to rear, and in brief, comprises an entrance hall giving way to a through lounge, kitchen/diner and utility room to the ground floor and having stairs rising to the first floor landing offering a three piece bathroom suite and three good sized bedrooms.

Council Tax band: B

Tenure: Freehold

- Three Bedrooms
- Semi Detached House
- Kitchen/Diner
- Utility Room
- Ample Off Road Parking
- Private Rear Garden



GROUND FLOOR

Entrance Hall

Entered through a uPVC door with inset opaque double glazed panel and having an adjacent opaque uPVC double glazed window. The entrance hall has timber effect laminate flooring and stairs rising to the first floor.

Through Lounge

14' 8" x 10' 7" (4.47m x 3.23m)

Benefiting from a dual aspect with uPVC double glazed windows to front and uPVC framed French doors accessing the private rear garden whilst giving way to the kitchen/diner.

Kitchen/Diner

13' 2" x 10' 9" (4.01m x 3.28m)

Inclusive of a range of wall and base units with rolled edge work surfaces, space and plumbing for appliances, access to understairs storage, a sink and drainer unit, uPVC double glazed windows to side and rear, ceramic tiled flooring and giving way to the utility room.

Utility Room

8' 7" x 7' 1" (2.62m x 2.16m)

Having continued flooring from the kitchen/diner and comprising an opaque uPVC double glazed window to front, coving, wall mounted gas fired central heating boiler and opaque uPVC door accessing the rear garden.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to three good size bedrooms and the family bathroom and comprise an airing cupboard and uPVC double glazed window to rear.



Bedroom One

15' 2" x 8' 9" (4.62m x 2.67m)

Enjoying a dual aspect with uPVC double glazed windows to front and rear and having a range of fitted wardrobes.

Bedroom Two

8' 7" x 10' 8" (2.62m x 3.25m)

Having uPVC double glazed window to front.

Bedroom Three

6' 4" x 10' 9" (1.93m x 3.28m)

Having uPVC double glazed window to rear.

Bathroom

6' 3" x 5' 1" (1.91m x 1.55m)

This three piece suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, panelled bath with splash screen and shower over, vinyl flooring, loft hatch, extractor fan and an opaque uPVC double glazed window to side.

Rear Garden

Enjoying a sunny aspect, the rear garden benefits from a side gate, water point, block paved walkway accessing a well maintained lawn and side courtyard with garden shed and surrounded by timber close and feather board fence panelling.

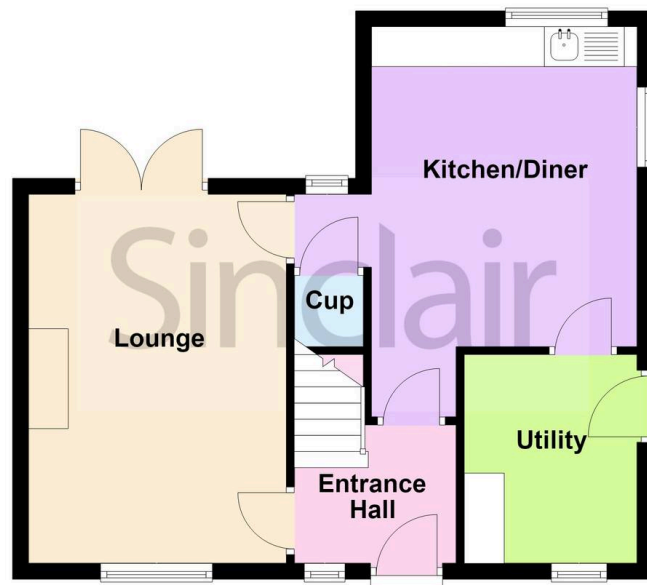
Driveway

Having a block paved driveway offering off road parking for multiple vehicles and surrounded by timber close board fence panelling and giving way to the front door.

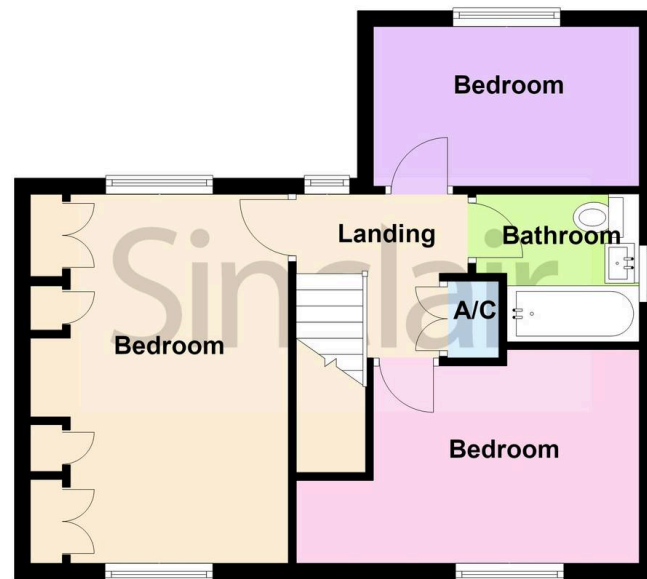




Ground Floor



First Floor





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