

Sinclair



70 Loughborough Road, Coleorton

£299,950

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Coleorton

OFFERED WITH NO UPWARD CHAIN, this ONE OF A KIND TWO DOUBLE BEDROOM DETACHED HOME is situated on a corner plot within the popular commuter village of Coleorton and comes to the market hosting a range of period features and subject to the relevant planning, could be wonderfully extended and enhanced, in brief, the property enjoys an entrance hall, two spacious reception rooms, kitchen and conservatory/side porch with stairs rising to the first floor giving way to a four piece bathroom suite and two double bedrooms. Early viewings can highly advised in order to avoid disappointment.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- No Upward Chain
- Detached Period Property
- Two Double Bedrooms
- Wrap Around Garden Corner Plot
- Workshop
- Sought After Location



GROUND FLOOR

Entrance Hall

Entered via a composite front door with inset opaque double glazed panel with stairs rising to the first floor via an arch and having timber effect laminate flooring.

Lounge

12' 0" x 11' 5" (3.66m x 3.48m)

Having uPVC double glazed window to front, timber effect laminate flooring and wall lighting.

Dining Room

12' 0" x 11' 5" (3.66m x 3.48m)

Having uPVC double glazed window to front, wall lighting and timber effect laminate flooring.

Kitchen

9' 1" x 11' 4" (2.77m x 3.45m)

Inclusive of a range of white gloss wall and base units, a sink and drainer unit with swan neck mixer tap and tiled splashbacks, four ring electric hob with extractor hood over, an electric oven and grill, space and plumbing for appliances, a dual aspect with timber framed double glazed windows to side and rear, thrawl and herringbone tiled flooring and enjoying a walk in pantry.

Conservatory/Side Porch

8' 2" x 6' 7" (2.49m x 2.01m)

Having herringbone tiled flooring, uPVC double glazed surround on top of dwarf brick wall and having uPVC door to side.

FIRST FLOOR

Landing

Stairs rising to the first floor landing provide access to two double bedrooms and the family bathroom.



Double Bedroom

12' 0" x 11' 5" (3.66m x 3.48m)

Benefiting from access to over stairs storage and having a uPVC double glazed window to front.

Double Bedroom

12' 0" x 11' 5" (3.66m x 3.48m)

Having a uPVC double glazed window to front.

Family Bathroom

9' 0" x 11' 4" (2.74m x 3.45m)

This four piece suite comprises a low level push button w.c, pedestal wash hand basin with tiled splashbacks, a panelled bath, corner shower enclosure with thermostatic mixer shower, extractor fan, opaque uPVC double glazed window to rear, vinyl flooring and having the gas fired central heating boiler.

Workshop

20' 3" x 8' 8" (6.17m x 2.64m)

Having both light and power, a timber work bench, timber door and adjacent timber framed single glazed window.

Garden

Surrounded by a brick wall with part planted borders and enjoying areas of stone shingling, mature shrubs and trees and expansive lawn with water point and an additional paved patio area, accessible via both front and the side gate with wall lighting.



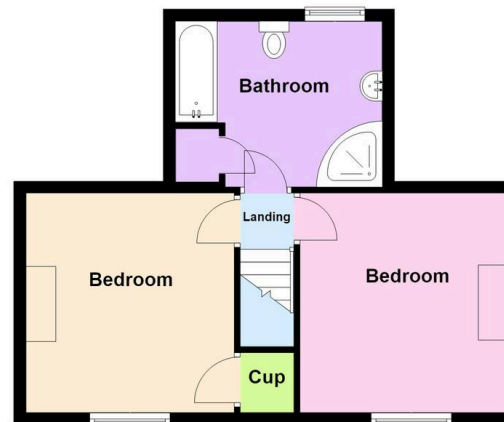


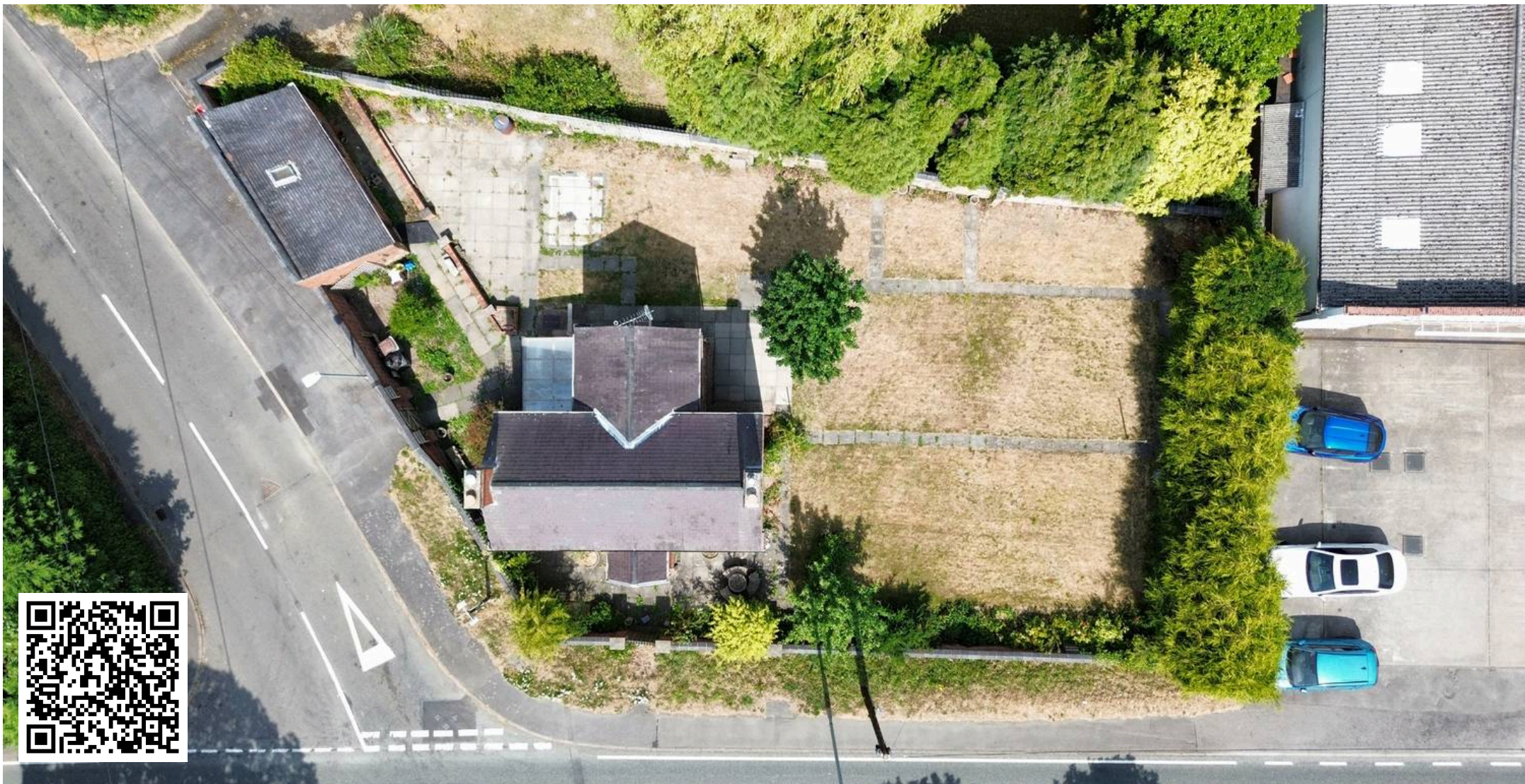


Ground Floor



First Floor





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