

Sinclair



5 Teal Close, Coalville

£330,000

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Coalville

OCCUPYING A PRIVATE CORNER PLOT POSITION THIS THREE DOUBLE BEDROOM DETACHED HOME OFFERS A LARGE REAR GARDEN, DRIVEWAY PARKING AND DETACHED DOUBLE GARAGE. At a glance the accommodation comprises; entrance porch, entrance hall, cloakroom/WC, spacious bay fronted lounge, dining room and open plan extended garden room along with a breakfast kitchen and utility located on the ground floor. Stairs then rise to the first floor offering three double bedrooms with en-suite shower room and family bathroom. Externally, the property continues to impress with a beautiful mature and established rear garden with front garden and large driveway providing off road parking for multiple vehicles leading to the detached double garage.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Detached Home
- Three Double Bedrooms
- Driveway & Double Garage
- Lounge, Dining & Garden Room
- Established Large Rear Garden
- Dining Kitchen & Utility Area



GROUND FLOOR

Entrance Porch

Has double glazed twin access doors along with double glazed windows, tiled flooring and wall mounted lights leading through to the entrance hall.

Entrance Hall

Has a double glazed access door and window, radiator and feature Amtico flooring with stairs rising to the first floor landing.

Cloakroom/WC

Has been fitted with a low level w.c and vanity wash hand basin, radiator, double glazed opaque window to front and Amtico flooring continued from the entrance hall.

Lounge

20' 5" x 11' 9" (6.22m x 3.58m)

Having double glazed bay fronted window, two radiators, Amtico flooring continued from the hallway, dimmer controlled lighting, ceiling coving and feature fireplace housing gas inset fire with marble surround, inset and hearth, a double glazed window to side and double doors accessing the dining room.

Dining Room

9' 3" x 11' 7" (2.82m x 3.53m)

Having Amtico flooring continued from the lounge, ceiling coving, radiator and open aspect into the garden room.

Garden Room

Having Amtico flooring continued, double glazed windows with inset blinds and a double glazed access door to garden.



Breakfast Kitchen

10' 0" x 20' 6" (3.05m x 6.25m)

Having a range of wall and base units with integrated double oven and grill with a four ring induction hob and extractor hood, breakfast bar, one-and-a-half bowl sink and drainer with mixer tap, tiled splash backs, tiled flooring, space and plumbing for appliances, a double glazed window to rear and double glazed access door to the garden.

Utility Area

Housing additional sink and drainer with mixer tap along with space and plumbing for further appliances, double glazed window to side and a wall mounted boiler.

FIRST FLOOR

Landing

With loft access, airing cupboard and ceiling coving.

Bedroom One

14' 5" x 12' 1" (4.39m x 3.68m)

Having double glazed window to front with fitted roller blind, radiator and two double built-in wardrobes with hanging and overhead storage, ceiling coving and access to the en-suite.

En-Suite

Having His-n-Hers wash hand basins with storage under, shower enclosure, low level w.c, radiator, ceiling spotlights, shaver socket, extractor fan and double glazed opaque window to front.

Bedroom Two

13' 6" x 8' 9" (4.12m x 2.67m)

Having a double glazed window to rear with fitted Venetian blind, radiator and two double built-in wardrobes with hanging and overhead storage and ceiling coving.



Bedroom Three

8' 5" x 13' 6" (2.56m x 4.12m)

Having two double glazed windows to the rear having Roman blinds, radiators, two double built-in wardrobe with hanging and overhead storage and ceiling coving.

Family Bathroom

Has been fitted with a three piece suite comprising panelled bath, low level w.c and vanity wash hand basin all with storage under, double glazed opaque window to side with fitted blind, extractor fan, radiator and vinyl flooring.

Rear Garden

The mature and established rear garden offers an array of paved patios and pathways with planted borders, garden shrubs and mature trees with lawned and gravelled areas, feature pond, outside tap and garden shed, all within an enclosed fenced boundary with a side gated access.

Front Garden

The front garden is gravelled with planted beds and lawns with a conifer tree lined boundary.

Driveway

The tarmacadam driveway provides off road parking for multiple vehicles leading to the detached double garage.

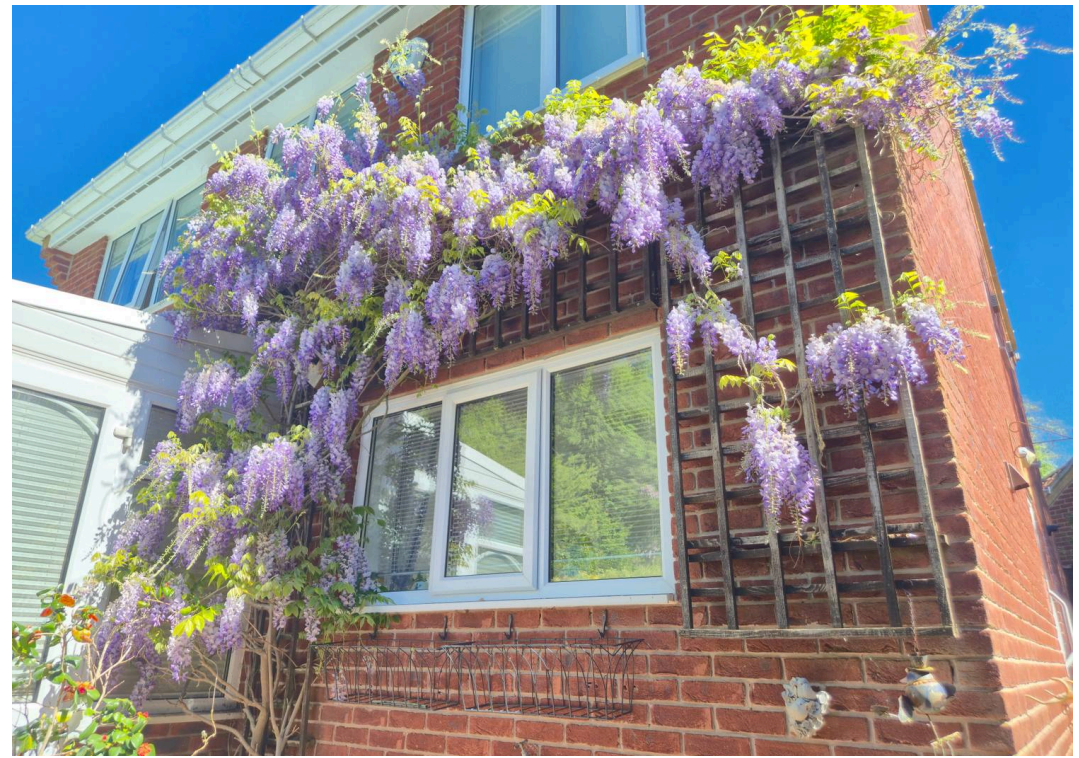
Double garage

(16'5" x 16'5"). With twin independent up-and-over access doors, light and power supply along with side courtesy door.





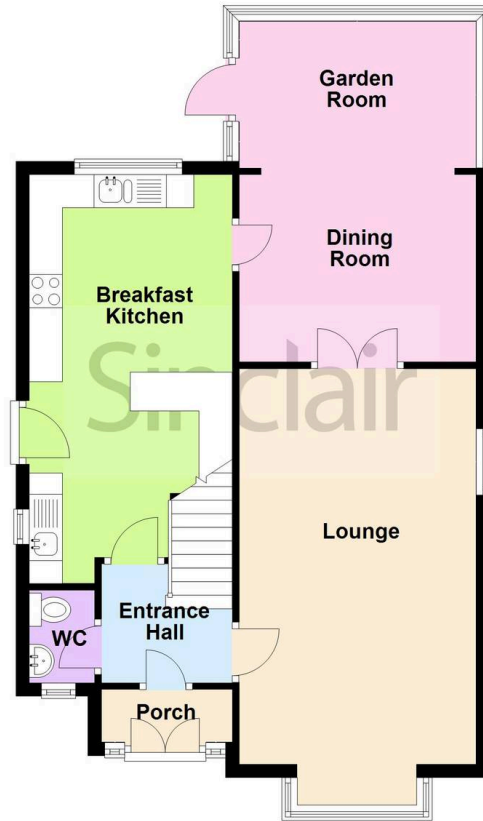






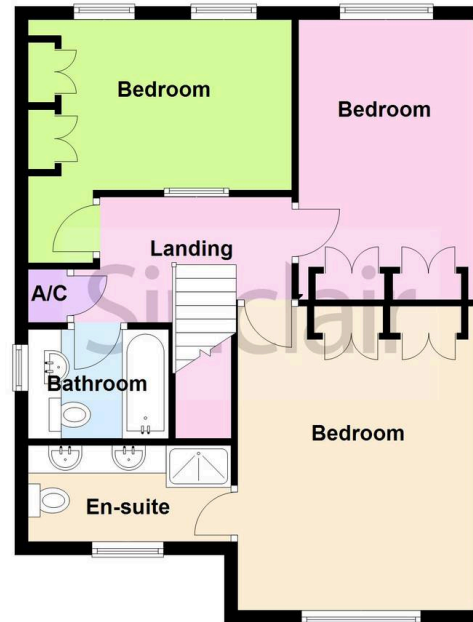
Ground Floor

Approx. 66.7 sq. metres (718.5 sq. feet)



First Floor

Approx. 56.8 sq. metres (611.1 sq. feet)





Sinclair Estate Agents

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