

# Sinclair



93 Forest Road, Coalville

£150,000

# 93 Forest Road

Coalville

This TRADITIONALLY STYLED THREE BEDROOM TERRACE HOME occupying a centre location within the popular commuter town of Coalville comes to the market offered with NO UPWARD CHAIN and offers a host of potential. In brief, the property enjoys lounge, dining room, rear lobby and kitchen/diner, along with three further bedrooms to the first floor and shower room respectively. Externally, the property enjoys a private rear garden and low maintenance frontage.

Council Tax band: A

Tenure: Freehold

- Offered With No Upward Chain
- Three Bedrooms
- Traditionally Styled Terraced Home
- Lounge & Dining Room
- Lots of Potential
- Private Rear Garden



## GROUND FLOOR

### Entrance Hall

Entered via a uPVC front door with inset opaque double glazed panel and having stairs rising to the first floor landing and coving.

### Lounge

14' 3" x 12' 5" (4.34m x 3.78m)

Having a uPVC double glazed bay window to front, gas fireplace, coving and ceiling rose.

### Dining Room

13' 0" x 13' 0" (3.96m x 3.96m)

Having uPVC French doors accessing the private rear garden, coving, timber framed opaque single glazed window to side and an Adam style fireplace with tiled hearth.

### Rear Lobby

Granting access to the private rear garden via an opaque uPVC double glazed door to side and having non slip flooring.

### Kitchen/Diner

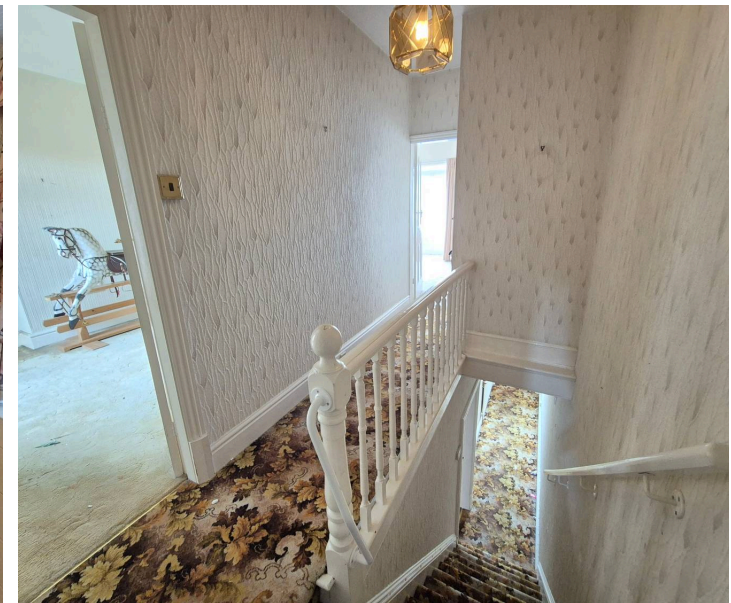
16' 9" x 8' 3" (5.11m x 2.51m)

Inclusive of the range of wall and base units with rolled edge work surfaces, a one and a half bowl sink and drainer unit with freestanding cooker with extractor hood over, tiling to splash prone areas, vinyl flooring and uPVC double glazed window to rear and uPVC double glazed bay window to side.

## FIRST FLOOR

### Landing

Stairs rising to the first floor landing gives way to three bedrooms and the shower room and comprise a loft hatch located within the over stairs storage cabinet.



**Bedroom One**

11' 5" x 14' 3" (3.48m x 4.34m)

Enjoying four double fitted wardrobes, uPVC double glazed window to front with further uPVC double glazed bay window to front and having a fitted dresser.

**Bedroom Two**

13' 0" x 10' 3" (3.96m x 3.12m)

Having a uPVC double glazed window to rear and coving.

**Bedroom Three**

7' 5" x 8' 0" (2.26m x 2.44m)

A uPVC double glazed window to rear and coving.

**Shower Room**

12' 5" x 5' 0" (3.78m x 1.52m)

This four piece suite comprises a shower enclosure, low level w.c, bidet, vanity wash hand basin, nonslip flooring, tiled walls and opaque uPVC double glazed window to site and housing the hot water cylinder within an airing cupboard.

**Workshop**

Being of brick construction and entered via a timber front door adjacent to a timber framed multipaned sash single glazed window and having an adjacent brick store and comprising light, power and a timber framework bench.

**Rear Garden**

The private rear garden enjoys a paved courtyard with side gated access leading to a well maintained lawn surrounded by shrubs, part brick wall, host of trees and timber feather board fence panelling.

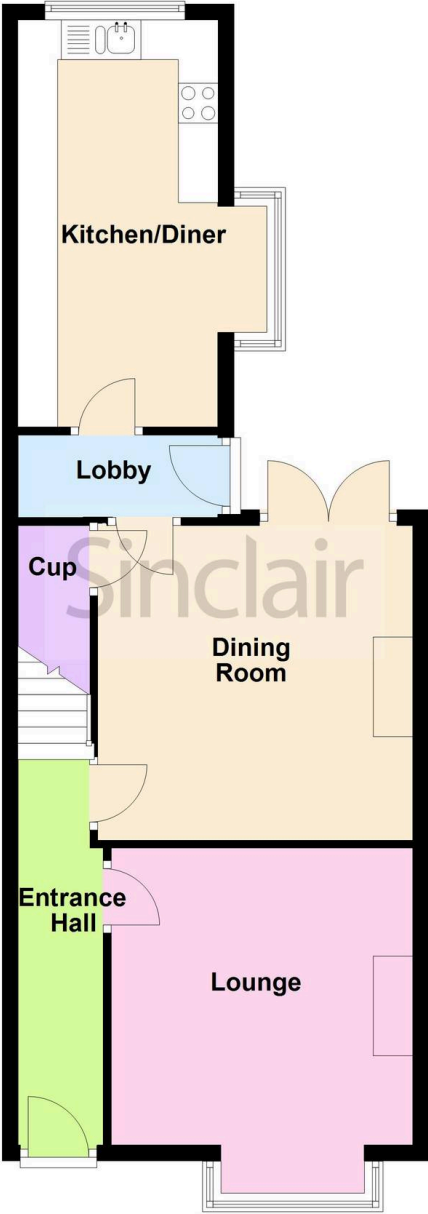
**Front Garden**

Having a brick dwarf wall with wrought iron gated access to the front door with stone shingled area.

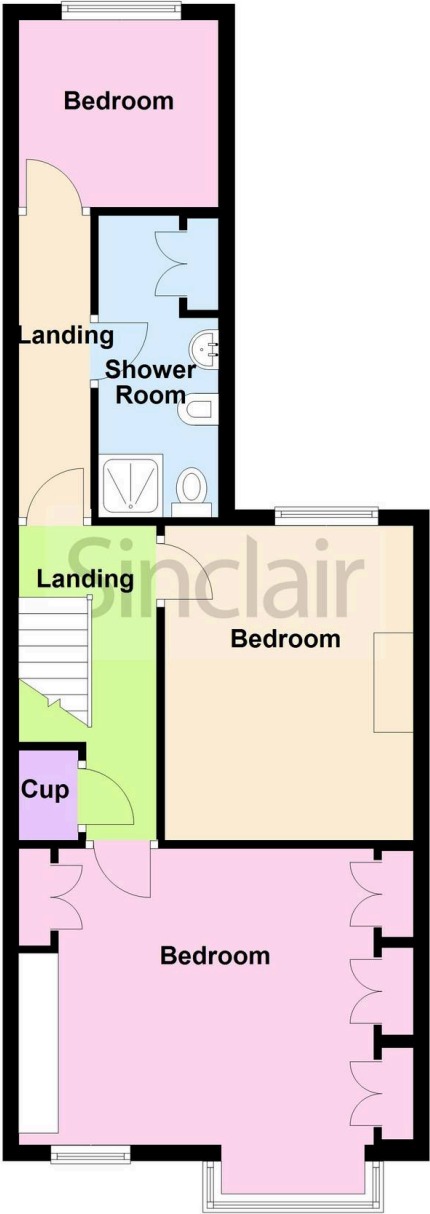




**Ground Floor**



**First Floor**





## Sinclair Estate Agents

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