
Sinclair
19 Swannington Road, Coalville
£150,000

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Coalville

This deceptively spacious THREE BEDROOM TERRACE HOME OFFERED WITH NO UPWARD CHAIN comes to the market occupying a popular location within the sought after commuter village of Ravenstone. In brief, the property comprises a porch, lounge, dining room and kitchen to the ground floor with stairs rising to the first floor landing giving way to three bedrooms and the family bathroom. Externally, the property benefits from a rear garden with established vegetable patch and far reaching field views and small fore garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Offered With No Upward Chain
- Three Bedrooms
- First Floor Bathroom
- Field Views
- Two Reception Rooms
- Rear Garden







GROUND FLOOR

Entrance Porch
Entered via through a uPVC front door and having a ceramic tiled flooring whilst giving way to the lounge through a timber framed personnel door.

Lounge
14' 1" x 11' 9" (4.29m x 3.58m)
Having uPVC double glazed window to front and timber effect laminate flooring.

Dining Room
11' 7" x 13' 3" (3.53m x 4.04m)
Having a uPVC double glazed window to rear, stairs rising to the first floor, access to understairs storage timber effect laminate flooring and giving way to the kitchen.

Kitchen
13' 6" x 5' 8" (4.11m x 1.73m)
Inclusive of a range of wall and base units, a four ring electric hob with tiling to splash prone areas and an extractor hood over, an electric oven and grill, sink and drainer unit with swan neck mixer tap, integrated fridge and dishwasher whilst benefiting from space and plumbing for appliances, a dual aspect with uPVC double glazed windows to side and rear and a uPVC framed door accessing the rear courtyard.

FIRST FLOOR

Landing
Stairs rising to the first floor landing gives way to three bedrooms and the family bathroom and comprises a dado rail.

Bedroom
11' 8" x 9' 4" (3.56m x 2.84m)
Having a uPVC double glazed window to front.

Bedroom
12' 2" x 10' 4" (3.71m x 3.15m)
Having uPVC double glazed window to rear.







Bedroom
10' 1" x 7' 4" (3.07m x 2.24m)
Having uPVC double glazed window to rear and an airing cupboard housing the gas fired central heating boiler.

Family Bathroom
9' 2" x 3' 7" (2.79m x 1.09m)
This three piece suite comprises a panelled bath with tiling to splash prone areas and an electric shower over, a low level push button w.c, a pedestal wash hand basin, vinyl flooring, a dado rail and an opaque uPVC double glazed window to front.

Rear Garden

Being well maintained with a patio seating area off of a paved courtyard which in turn enjoys a store, offers a lawn, a variety of shrubs with stone built flower beds, a established vegetable patch, a brick store to the rear of the garden which in turn enjoys field views. Please note that the property has pedestrian access for the neighbours across the courtyard.

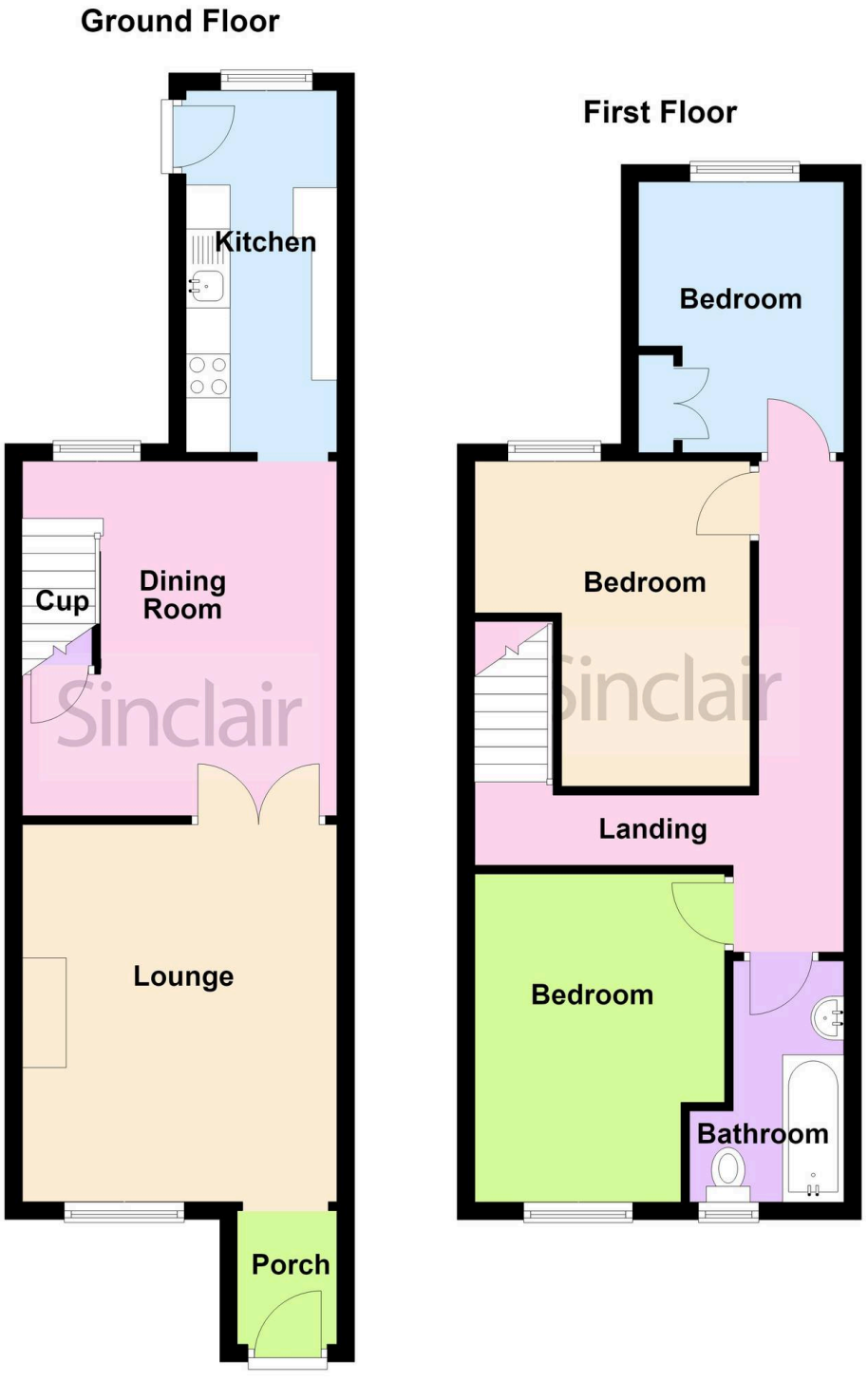
Front Garden

Having crazy paved fore garden with small dwarf brick wall and access to the front door.








Ground Floor
Kitchen
Dining Room
Cup
Lounge
Porch
First Floor
Bedroom
Bedroom
Landing
Bedroom
Bathroom



Sinclair Estate Agents

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