
Sinclair
5 Lords Close, Coalville
£225,000

5 Lords Close

Coalville

OFFERED WITH NO UPWARD CHAIN, this THREE BEDROOM SEMI DETACHED HOUSE occupying a CUL-DE-SAC location within the popular commuter town of Coalville comes to the market benefiting from ample off road parking and a private garden to rear and internally offers an entrance hall, which gives way to a through lounge and open plan kitchen/diner stairs rising to the first floor giving way to a three piece family bathroom and three bedrooms. Early viewing has come highly advised in order to avoid disappointment.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three Bedrooms
- Semi Detached House
- Kitchen/Diner
- Rear Garden
- Cul-De-Sac
- No Upward Chain







GROUND FLOOR

Entrance Hall
Enter through a timber framed front door with inset opaque double glazed panel and comprising ceramic tiled flooring and stairs rising to the first floor.

Through Lounge
15' 9" x 10' 2" (4.80m x 3.10m)
Having uPVC double glazed window to front, timber effect laminate flooring and an electric effect fireplace with polished granite effect surround and hearth.

Kitchen/Diner
9' 10" x 13' 7" (3.00m x 4.14m)
Inclusive of a range of wall and base units with rolled edge work surfaces, a sink and drainer unit with mixer tap, four ring gas hob with extractor hood over, an electric oven and grill, an integrated fridge/freezer and space and plumbing for appliances. Other benefits include ceramic tiled flooring, access to understairs storage, a wall mounted gas fired central heating boiler, uPVC double glazed window to rear and having an adjacent uPVC framed door accessing the private rear garden.

FIRST FLOOR

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

Bedroom One
9' 3" x 13' 7" (2.82m x 4.14m)
Having uPVC double glazed window to rear.

Bedroom Two
10' 0" x 6' 4" (3.05m x 1.93m)
Having a uPVC double glazed window to front







Bedroom Three
7' 0" x 7' 1" (2.13m x 2.16m)
Having a uPVC double glazed window to front.

Family Bathroom
5' 7" x 6' 9" (1.70m x 2.06m)
This three piece suite comprises a low level w.c, pedestal wash hand basin, panelled bath with splash screen and electric shower over, extractor fan, opaque uPVC double glazed window to side and having ceramic tiled floor and walls.

Rear Garden

Surrounded by timber closed board fence panelling and having a side gate for access and enjoys a paved patio area with a well maintained lawn facilitated by a water point and garden shed.

Front Garden

Having a lawn surrounded by box hedging and leading to the front door beneath a canopy porch and complemented by wall mounted lantern style lighting.

DRIVEWAY

2 Parking Spaces

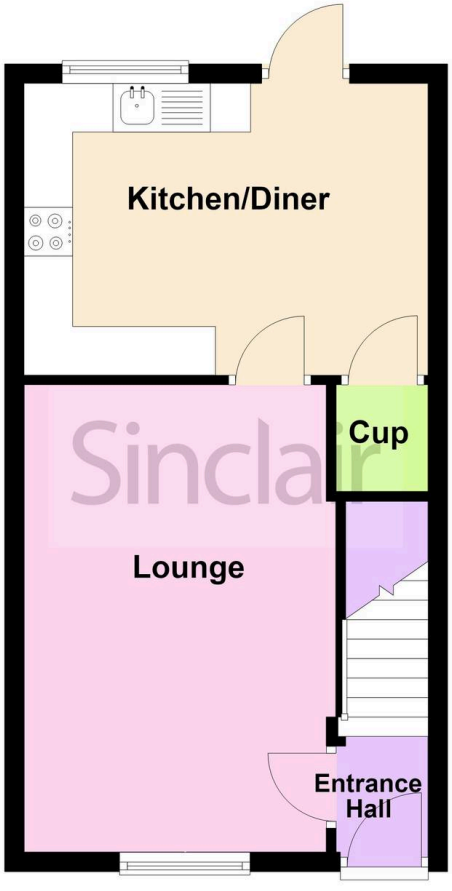
Having a tandem tarmacadamed driveway offering off road parking for multiple vehicles.



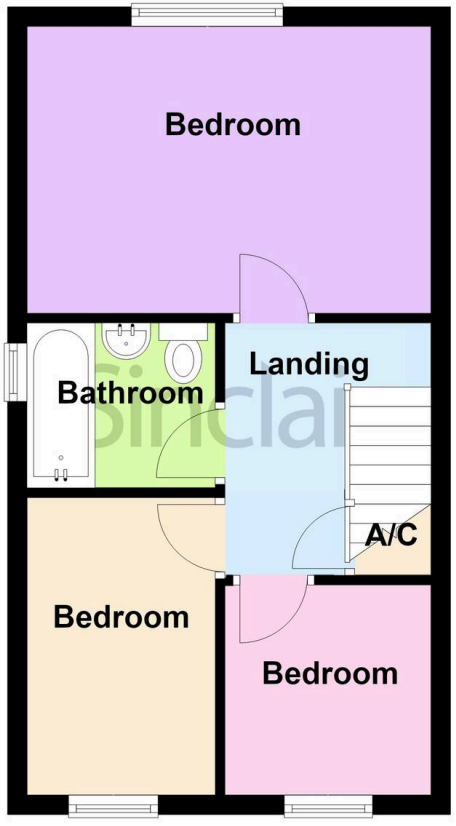




Ground Floor



First Floor





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