



Sinclair

9 Larch Drive, Coalville

£210,000

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Coalville

OFFERED WITH NO UPWARD CHAIN, this wonderfully MODERN TWO DOUBLE BEDROOM TOWN HOUSE offering driveway parking for two vehicles and a low maintenance rear garden comes to the market occupying a cul de sac position within the popular commuter village of Ravenstone. In brief, the property enjoys an entrance hall, ground floor w.c, spacious lounge and open plan kitchen/diner with stairs rising to the first floor giving way to the family bathroom, two double bedrooms and an en-suite shower room. Ideal for first time buyers. Early viewings come highly advised in order to avoid disappointment.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Offered With No Upward Chain
- Two Double Bedrooms
- Modern Throughout
- En-suite Shower Room
- Kitchen/Diner
- Driveway For Two Vehicles



GROUND FLOOR

Entrance Hall

Entered by a composite front door with adjacent opaque uPVC double glazed window and having timber effect laminate flooring.

W.C

Comprising a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, tiled splashbacks, ceramic tiled flooring and having an extractor fan.

Lounge

14' 7" x 10' 7" (4.45m x 3.23m)

Having continued flooring from the entrance hall and comprising a uPVC double glazed window to front, stairs rising to the first floor and access to understairs storage.

Kitchen/Diner

10' 4" x 15' 0" (3.15m x 4.57m)

Inclusive of a modern range of wall and base units with complementary rolled edge work surfaces, a four ring gas hob with a splash screen, a double electric oven and grill, space and plumbing for appliances whilst featuring an integrated fridge/freezer and washer/dryer and also benefiting from tiled effect vinyl flooring, a uPVC double glazed window to rear and uPVC framed French doors accessing the private rear garden.



FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to two double bedrooms, the family bathroom and en-suite shower room and comprises a loft hatch, which is partly boarded.

Bedroom One

9' 9" x 10' 8" (2.97m x 3.25m)

Having uPVC double glazed window to rear and granting access to the en-suite shower room.



En-suite Shower Room

10' 4" x 3' 9" (3.15m x 1.14m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, tiling to splash prone areas, a double walk in shower enclosure with thermostatic mixed tap, ceramic tiled flooring, part tiled walls, an extractor fan, a shaver point and having an opaque uPVC double glazed window to rear.

Bedroom Two

7' 8" x 15' 1" (2.34m x 4.60m)

Having two uPVC double glazed windows to front.

Family Bathroom

6' 9" x 6' 2" (2.06m x 1.88m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, panelled bath with splash screen and thermostatic mixer shower over, part tiled walls, ceramic tiled flooring, a shaver point and an extractor fan.

Note to Purchasers

We are advised that the two photovoltaic solar panels to the front of the property are not in use.

Rear Garden

A paved seating area with stone shingled edging gives way to a well maintained lawn surrounded by timber close board fence panel and having rear gated access.

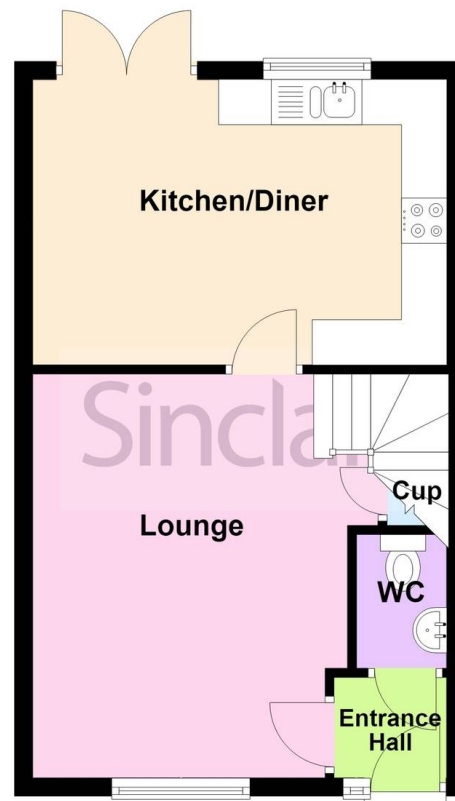
Driveway

A tarmacadam driveway offering side by side parking for multiple vehicles and sits in front of the property bisected by a paved walkway accessing the front door beneath a canopy porch and facilitated by wall lighting and having a separating private hedge.

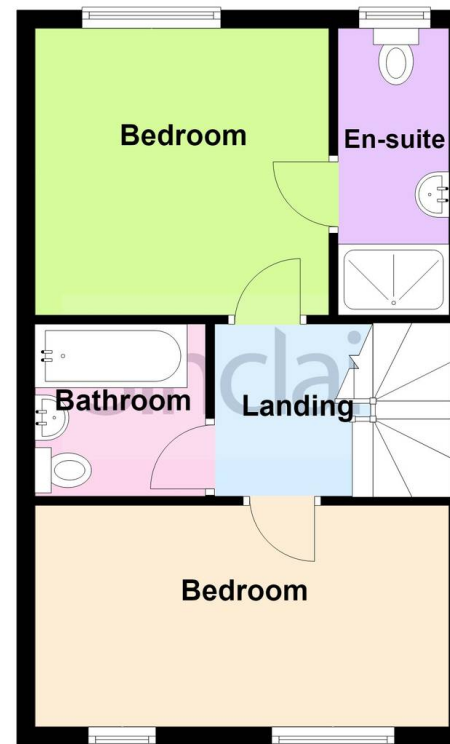




Ground Floor



First Floor





Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville – LE67 3PD

01530 838338

coalville@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

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