



82 Northfield Drive, Coalville

£225,000



# 82 Northfield Drive

Coalville, Coalville

\*\*\*OFFERED WITH NO UPWARD CHAIN\*\*\* This THREE BEDROOM SEMI-DETACHED FAMILY HOME comes to the market offering a wealth of internal accommodation which in brief comprises entrance hall, 25'1" lounge, ground floor WC, utility room, kitchen/diner, stairs rising to the first floor landing gives way to THREE DOUBLE bedrooms and a family bathroom whilst the rear garden benefits from a sunny aspect and is complimented by a well adorned frontage, ideal for potential off road parking. This property presents a wonderful opportunity for somebody to express themselves on this blank canvas. EPC RATING D.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Utility Room
- Three Double Bedrooms
- No Upward Chain
- Close To Local Amenities
- 25'1" Lounge
- Semi-Detached House





## GROUND FLOOR

### Entrance Hall

Entered through a uPVC front door with inset opaque double glazed panel and comprising inset downlights, stairs rising to the first floor, timber effect vinyl flooring and access into a pantry space which in turn comprises uPVC double glazed window to front.

### Lounge

12' 7" x 25' 1" (3.84m x 7.65m)

Benefitting from uPVC framed french doors accessing the private rear garden and flanked by uPVC double glazed windows to either side and complimented by a host of inset downlights.

### Utility Room

8' 10" x 6' 4" (2.69m x 1.93m)

Having a work surface beneath which lies space and plumbing for appliances, inset downlights, uPVC double glazed window to front, timber effect vinyl flooring and opening into the kitchen/diner.

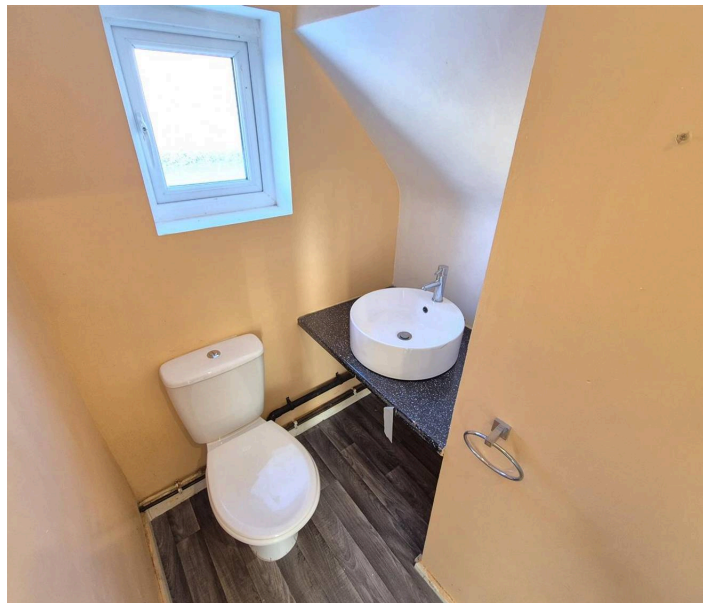
### Kitchen/Diner

12' 9" x 11' 4" (3.89m x 3.45m)

Inclusive of a range of wall and base units with complimentary rolled edge work surfaces, four ring electric hob with splash screen and extractor hood over, a sink and drainer unit with splash back panelling, a double electric oven/grill and having inset downlights, a uPVC double glazed window to front, continued timber effect vinyl flooring from the utility room and a uPVC door with inset opaque double glazed panel accessing the private rear garden.

### Ground Floor WC

Comprising a low level, push button WC, circular bowl design wash hand basin with monobloc mixer tap, continued timber effect vinyl flooring from the utility room and benefitting from an opaque uPVC double glazed window to the front.





## FIRST FLOOR

### Landing

Stairs rising to the first floor landing give way to three double bedrooms and the family bathroom and comprise a uPVC double glazed window to front and loft hatch (with pull down ladder).

### Bedroom One

9' 4" x 13' 8" (2.85m x 4.17m)

Having coving and uPVC double glazed window rear.

### Bedroom Two

10' 9" x 11' 1" (3.28m x 3.38m)

Having uPVC double glazed window to rear.

### Bedroom Three

10' 9" x 10' 0" (3.28m x 3.05m)

Having uPVC double glazed window to front.

### Bathroom

8' 4" x 6' 7" (2.54m x 2.01m)

This three piece suite comprises a low level, push button WC, pedestal wash hand basin with monobloc mixer tap, panelled bath with part tiled walls, tile effect vinyl flooring and having an opaque uPVC double glazed window to rear.

## OUTSIDE

### Private Rear Garden

Enjoying a sunny aspect, the garden benefits from a large lawn surrounded by timber feather and closed board fence panelling and having a rear paved patio area partitioned by raised timber sleeper and hosting a steel garden shed.

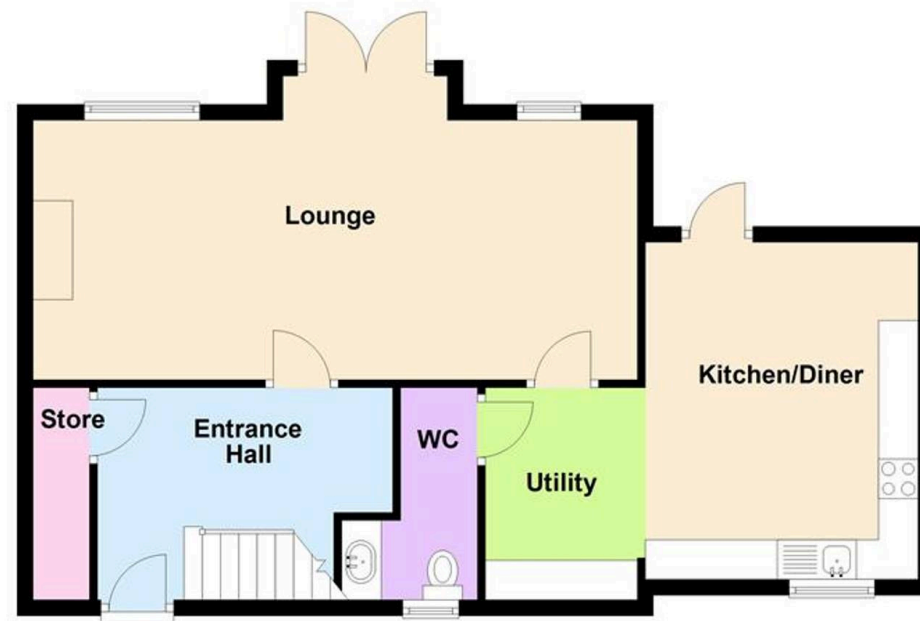
### Front

A gravelled frontage, for low maintenance, encompasses the entirety of the front of the property which provides potential for off road parking subject to the necessary planning permissions.

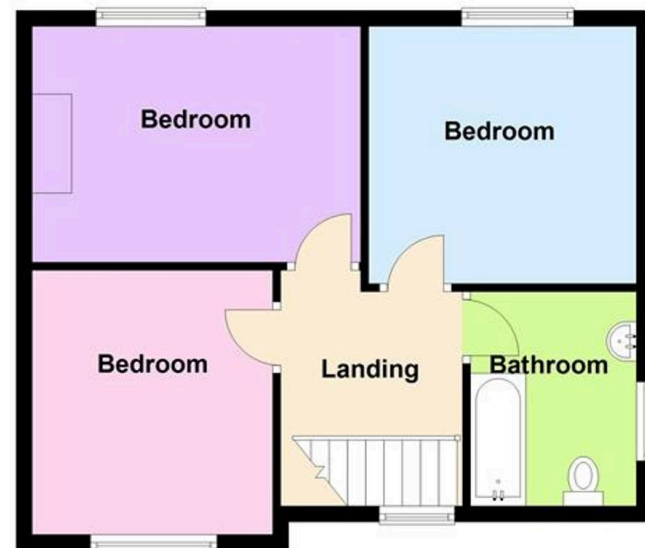




**Ground Floor**



**First Floor**







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