



47 Stamford Drive, Coalville

£245,000

47 Stamford Drive

Coalville, Coalville

OFFERED WITH NO UPWARD CHAIN This THREE BEDROOM DETACHED FAMILY HOME offering GARAGE, UTILITY ROOM AND CONSERVATORY comes to the market within the commuter town of Coalville. In brief, the property comprises an entrance hall, kitchen, utility room, ground floor w.c, lounge/diner and conservatory to the ground floor with stairs rising to the first floor landing giving way to three good sized bedrooms and four piece bathroom. Externally, the property enjoys a private rear garden and off road parking to the front with single garage.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Upward Chain
- Three Bedrooms
- Detached Home
- Conservatory
- Private Rear Garden
- Parking & Garage



GROUND FLOOR

Entrance Hall

Entered through a uPVC front door with inset double glazed opaque panel and having timber effect ceramic tiled flooring, inset down lights, stairs rising to the first floor, access to understairs storage and a separate cloaks cupboard.

Kitchen

13' 4" x 7' 0" (4.06m x 2.13m)

Inclusive of a range of wall and base units with complementary rolled edge work surfaces, sink and drainer unit with flexi hose mixer tap, five ring gas hob with extractor hood over, electric oven/grill, plinth lighting, ceramic tiled flooring, tiled splash backs, uPVC triple glazed window to front and having access to the outside via a personal door.

Utility Room

7' 7" x 4' 6" (2.31m x 1.37m)

Enjoying ceramic tiled flooring and having both space and plumbing for appliances.

Guest Cloakroom

Comprising a low level w.c, wall mounted wash hand basin with mono bloc mixer tap, ceramic tiled walls and flooring, inset down lights and opaque uPVC double glazed window to side.

Lounge/Diner

11' 1" x 18' 6" (3.38m x 5.64m)

Enjoying continued timber effect ceramic tiled flooring from the entrance hall and benefitting from uPVC triple glazed window to rear, aluminium framed patio doors accessing the conservatory and enjoying an open arch looking in to the kitchen.



Conservatory

11' 4" x 8' 0" (3.45m x 2.44m)

Being of uPVC double glazed construction with a bungalow style polycarbonate roof and having ceramic tiled flooring and uPVC double glazed French doors to garden.

FIRST FLOOR**Landing**

Having inset down lights and providing access to the entire first floor.

Bedroom One

15' 4" x 8' 5" (4.67m x 2.57m)

Having a double fitted wardrobe and uPVC triple glazed window to rear.

Bedroom Two

11' 3" x 9' 10" (3.43m x 3.00m)

Having uPVC triple glazed window to rear.

Bedroom Three

9' 7" x 8' 5" (2.92m x 2.57m)

Enjoying uPVC triple glazed window to front.

Family Bathroom

7' 8" x 9' 7" (2.34m x 2.92m)

This four piece suite comprises a low level push button w.c, wall mounted vanity wash hand basin with mono bloc mixer tap, corner bath with hand held mixer shower tap, walk in double shower enclosure with thermostatic mixer tap and featuring a chrome heated towel rail, loft hatch, inset down lights, extractor fan, ceramic tiling to walls and flooring and opaque uPVC double glazed window to front.



OUTSIDE

Private Rear Garden

Entered via a side gate and surrounded by timber close board fencing, the garden enjoys a courtyard seating area with raised lawn leading to a timber framed pergola.

Front

A tarmacadamed driveway leading to the garage which is adjacent to an area of lawn with steps ascending to a block paved additional parking space which in turn gives way to the front door.

Garage

Dimensions: 2.57m x 4.32m (8'5" x 14'2"). Entered via an up-and-over entrance door.



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/#/

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) – The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.