



Sinclair

25 Ravenstone Road, Coalville

£185,000

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Coalville

This TWO DOUBLE BEDROOM TERRACE HOME comes to market in the popular commuter village of Coalville. In brief, the property comprises a dining room, lounge, a modern kitchen leading to the shower room to the ground floor. Stairs rising to the first floor landing offers two double bedrooms and a three piece en-suite bathroom. Externally, the property offers a rear garden with shared access and a front walled garden.

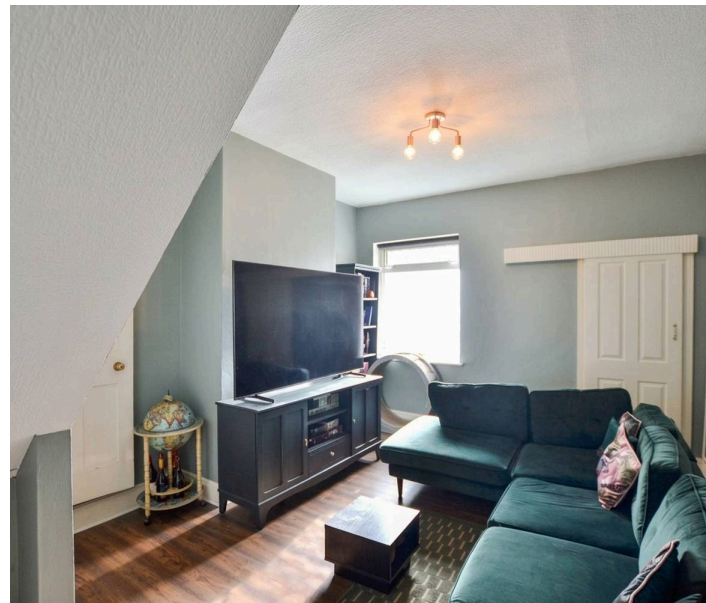
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two Double Bedrooms
- Modern Kitchen
- Two Reception Rooms
- Ground Floor Shower Room
- En Suite Bathroom
- Large Garden to Rear



GROUND FLOOR

Dining Room

12' 2" x 12' 1" (3.71m x 3.68m)

Entered via the uPVC double glazed front access door, uPVC double glazed window to front, radiator, decorative half panelled walls, and double doors opening into the lounge.

Lounge

15' 10" x 12' 0" (4.83m x 3.66m)

Having uPVC double glazed window to rear, radiator, timber effect laminate flooring, stairs to the first floor and sliding door to the kitchen.

Kitchen

10' 4" x 5' 8" (3.15m x 1.73m)

Comprising of a range of modern wall and base units with stainless steel one and a half bowl sink and drainer unit with swan neck mixer tap, extractor fan, space and plumbing for multiple appliances, uPVC double glazed window to side, wood effect vinyl flooring and double glazed opaque rear access door to rear garden.

Ground Floor Shower Room

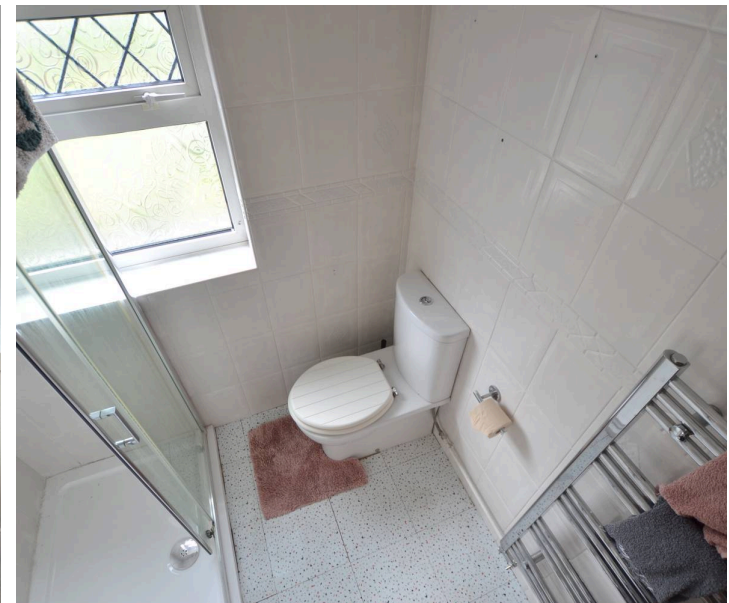
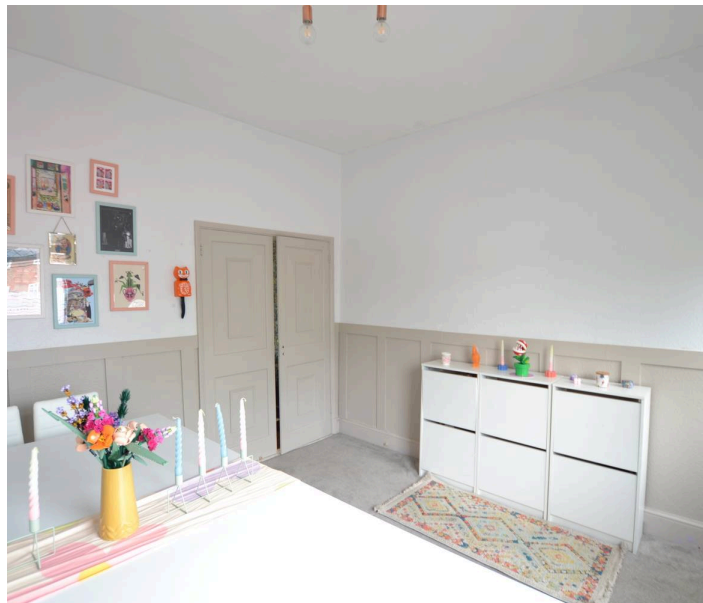
6' 6" x 5' 7" (1.98m x 1.70m)

Is a contemporary three piece white suite with double shower unit and main shower, low level push button w.c, wash hand basin, tile effect vinyl flooring, uPVC double glazed opaque window, tiled walls, ceiling spotlights, chrome heated towel rail and extractor fan.

FIRST FLOOR

Landing

Stairs rising to the first floor landing which allows access to two double bedrooms.



Bedroom One

12' 2" x 13' 5" (3.71m x 4.09m)

Having uPVC double glazed window to rear, radiator and over stair storage cupboard along with access to a three piece en-suite bathroom.

En-Suite Bathroom

10' 7" x 5' 7" (3.23m x 1.70m)

This three piece bathroom suite comprises a panelled P-shaped bath with electric shower over, low level push button w.c, vanity wash hand basin with mixture tap with fitted storage cupboards under, chrome heated towel rail, wall mounted gas fired central heating boiler, tile effect vinyl flooring, extractor fan and uPVC double glazed opaque window to rear.

Bedroom Two

11' 3" x 11' 3" (3.43m x 3.43m)

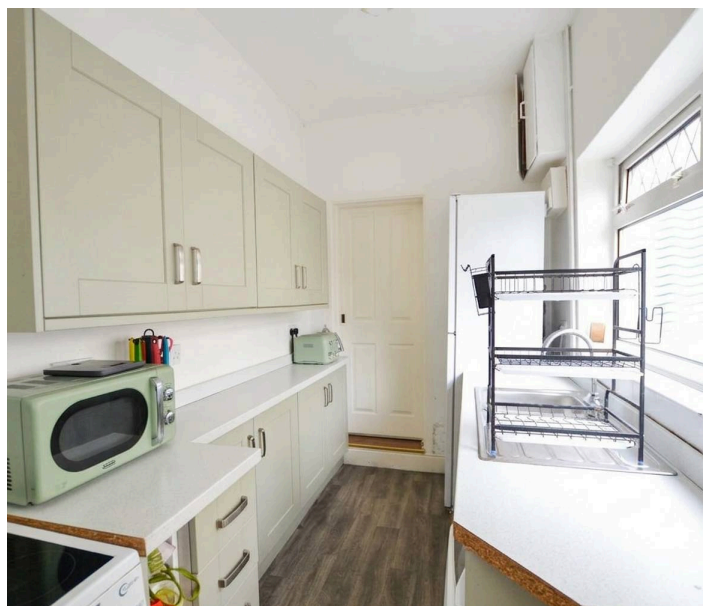
Having uPVC double glazed window to front, radiator and a range of double wardrobes with a mixture of hanging and overhead storage.

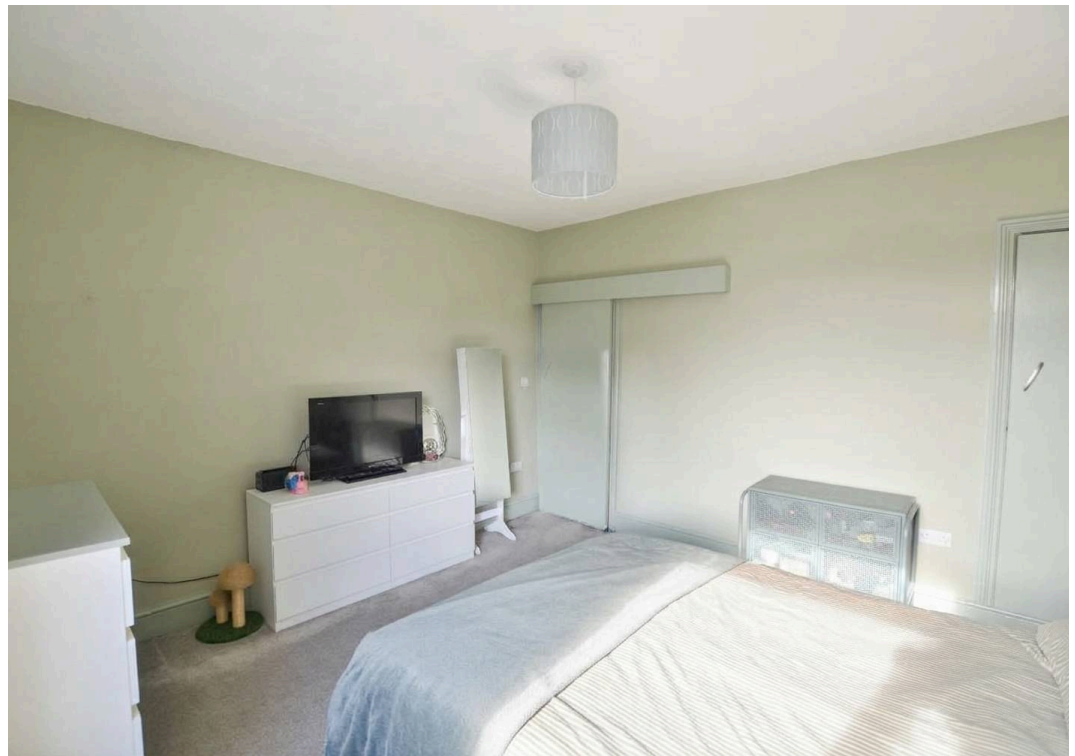
Rear Garden

With a paved patio area and pathway leading to multiple lawn areas and brick half walls with a host of plants and shrubs. The rear of the garden enjoys a further paved patio seating area and a garden shed with timber fence panelling to rear. N.B - Neighbouring properties have access over the back to the alley way for bins etc.

Front Garden

Having a paved pathway and stone shingling with planted shrubs and half wall to side and front boundary with timber half fence to other side.



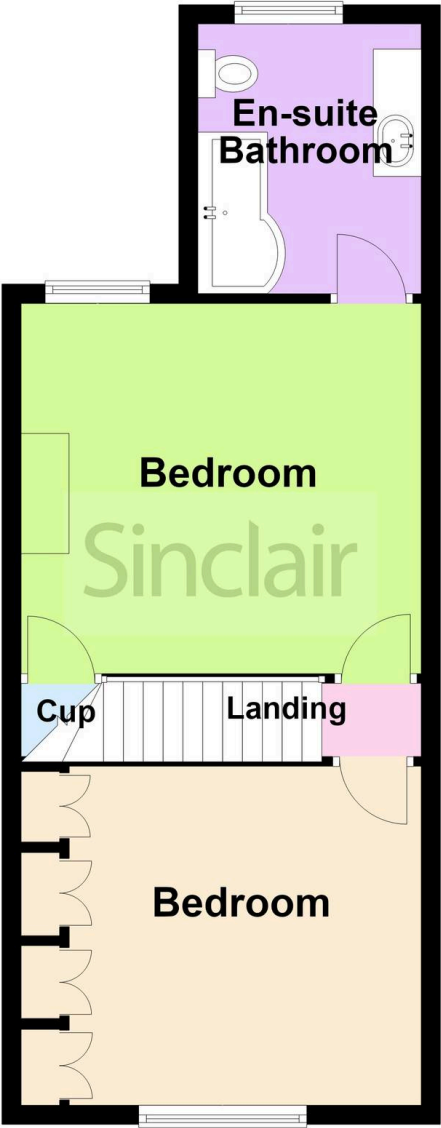




Ground Floor



First Floor





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