



2 Harding Close, Coalville

£230,000



## 2 Harding Close

Coalville

This THREE BEDROOM SEMI DETACHED HOME situated within a CUL DE SAC within the popular commuter town of Coalville comes to the market ideal for first time buyers. In brief, the property enjoys entrance hall, ground floor w.c, lounge and open plan kitchen/diner. Stairs rising to the first floor landing gives way to three good sized bedrooms and a family bathroom. Externally, the property enjoys a private garden to the rear, low maintenance frontage and double driveway offering off road parking.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Three Bedrooms
- Semi Detached Home
- Open Plan Kitchen/Diner
- Cul De Sac Location
- Ideal First Time Purchase
- Off Road Parking





## GROUND FLOOR

### Entrance Hall

Entered through a composite front door with inset opaque double glazed panel and comprising vinyl flooring and stairs rising to the first floor.

### Open Plan Kitchen/Diner

16' 1" x 13' 6" (4.90m x 4.12m)

Inclusive of a modern range of wall and base units, work surfaces, sink and drainer unit, four ring gas hob with extractor hood over and splash screen, electric oven/grill, space and plumbing for appliances, access to the pantry, vinyl flooring and enjoying a dual aspect with uPVC double glazed windows to front and rear.

### Guest Cloakroom/WC

Comprising a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, tiled splashbacks, vinyl flooring and having an opaque uPVC double glazed window to front.

### Lounge

15' 7" x 10' 4" (4.75m x 3.15m)

Enjoying a host of natural light with uPVC double glazed window to front side and rear further complemented by uPVC French doors accessing the rear garden.

## FIRST FLOOR

### Landing

Stairs rising to the first floor landing gives way to three good sized bedrooms and family bathroom and comprises a uPVC double glazed window to rear.

### Bedroom One

12' 5" x 12' 9" (3.79m x 3.89m)

Having a Juliet balcony with uPVC French doors with adjacent uPVC double glazed window.





### Bedroom Two

8' 6" x 14' 0" (2.59m x 4.27m)

Having uPVC double glazed window to front, loft hatch and access to over stairs storage.

### Bedroom Three

6' 9" x 7' 5" (2.06m x 2.26m)

Having uPVC double glazed window to rear.

### Family Bathroom

8' 3" x 4' 2" (2.52m x 1.27m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, tiled splash backs, panelled bath with splash screen and thermostatic mixer shower over, vinyl flooring, extractor fan and opaque uPVC double glazed window to rear.

### OUTSIDE

#### Private Rear Garden

Enjoying a paved patio area facilitated by a side gate and water point giving way to a well maintained lawn with stone shingled edging and surrounded by timber close board fencing.

#### Front

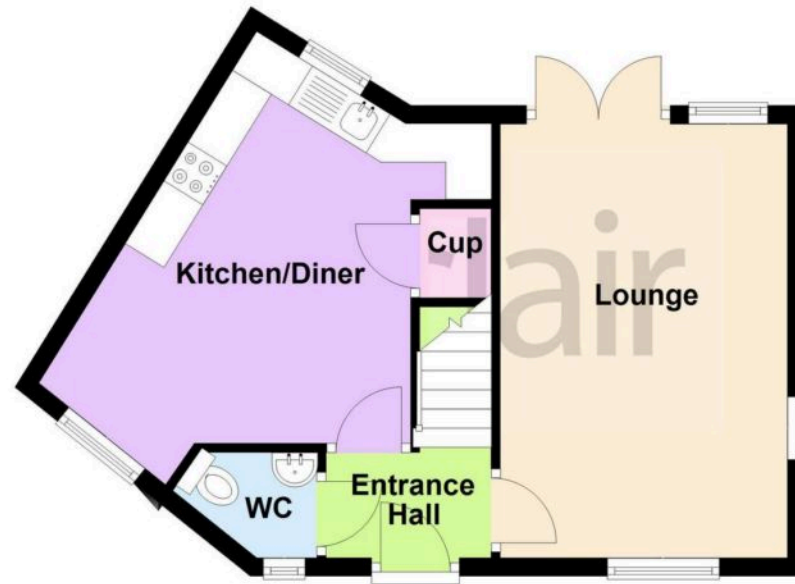
A well maintained lawn complemented by a range of shrubs is bisected by a walk way accessing the front door beneath a canopy porch.

#### Driveway

Located to the side of the property sits a double tarmacadamed driveway offering off road parking for two vehicles.



**Ground Floor**



**First Floor**







## Sinclair Estate Agents

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

01530 838338

[coalville@sinclairestateagents.co.uk](mailto:coalville@sinclairestateagents.co.uk)

[www.sinclairestateagents.co.uk/#/](http://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.