

Sinclair



34 Kendrick Close, Coalville

£374,950

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Coalville

This EXTENDED FOUR BEDROOM DETACHED FAMILY HOME Occupying a CUL-DE-SAC position within the popular commuter town of Colville comes in the market comprising an entrance hall giving way to the ground floor w.c, lounge, kitchen/diner, utility room and sun lounge respectively, which in turn gives way to the workshop and integral garage. Stairs rising to the first floor landing gives way to four good sized bedrooms, including two separate en-suites, a three piece family bathroom and further study room. Externally, the home benefits from a landscaped rear garden and ample off road parking to front for multiple vehicles.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Extended Detached House
- Four Bedrooms
- Kitchen/Diner
- Sun Lounge
- Two Ensuites
- Cul-De-Sac



GROUND FLOOR

Entrance Hall

Entered via a composite front door with inset opaque double glazed panel and having ceramic tiled flooring and stair rising to the first floor.

W.C

Comprising a low level w.c, wall mounted wash hand basin, ceramic tiled flooring and opaque uPVC double glazed window to front.

Lounge

11' 6" x 14' 5" (3.51m x 4.39m)

Having uPVC double glazed window to front, timber effect laminate flooring and an Adam style fireplace with gas inset living flame on a polished granite surround and hearth.

Kitchen/Diner

14' 5" x 10' 4" (4.39m x 3.15m)

Inclusive of a range of wall and base units, a one and a half bowl sink and drainer unit, four ring induction hob with extractor hood over, double electric oven and grill, ceramic tiled flooring, access to understairs storage, space and plumbing for appliances whilst having tiling to splash prone areas and having uPVC double glazed window to front.

Utility Room

9' 4" x 7' 8" (2.84m x 2.34m)

Opening from the kitchen/diner and enjoying continued ceramic tiled flooring, the utility room comprises a range of wall and base units, a sink and drainer unit with swan neck mixer tap, space and plumbing for appliances, extractor fan, inset downlights and having a uPVC double glazed window to rear along with uPVC double glazed door accessing the rear garden.



Sun Lounge

12' 6" x 15' 7" (3.81m x 4.75m)

Having ceramic tiled flooring, wall lighting, uPVC French doors accessing the rear garden and flanked by uPVC double glazed windows to either side whilst giving way to the workshop.

Workshop

9' 2" x 8' 9" (2.79m x 2.67m)

Located from the back of the integrated garage, the workshop benefits from light, power and timber framed personnel door which accesses the sun lounge.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to the entire first floor accommodation and comprise a uPVC double glazed window to rear.

Bedroom One

9' 5" x 10' 5" (2.87m x 3.18m)

Having access to over stairs storage, a double fitted wardrobe and uPVC double glazed window to front.

Ensuite

4' 3" x 8' 3" (1.30m x 2.51m)

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 shower enclosure with thermostatic jet waterfall shower with separate handheld washer, vinyl flooring, extractor fan and an uPVC double glazed window to front.

Study

4' 9" x 7' 4" (1.45m x 2.24m)

Having a uPVC double glazed window to side.

Bedroom Two

12' 7" x 9' 11" (3.84m x 3.02m)

Having a range of fitted wardrobes and the uPVC double glazed window to rear.



Ensuite

3' 7" x 8' 5" (1.09m x 2.57m)

This three piece suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, a walk in shower enclosure with thermostatic waterfall mixer shower tap, chrome heated towel rail, ceramic tiled flooring, part tiled walls, extractor fan, inset downlights and having an opaque uPVC double glazed window to rear.

Bedroom Three

7' 5" x 11' 6" (2.26m x 3.51m)

Having uPVC double glazed window to front and loft hatch.

Bedroom Four

7' 5" x 8' 1" (2.26m x 2.46m)

Having uPVC double glazed window to front.

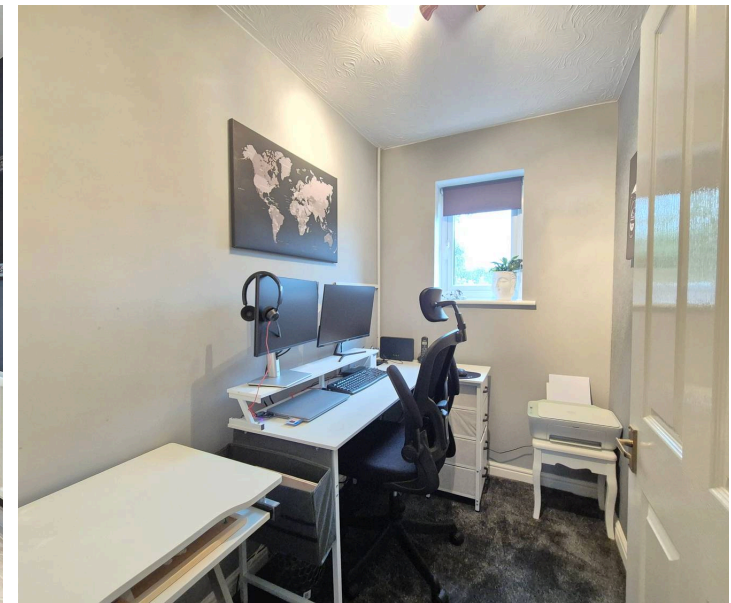
Family Bathroom

7' 9" x 9' 5" (2.36m x 2.87m)

This three piece suite enjoys a freestanding roll top bath with telephone style mixer shower tap, low level w.c, pedestal wash hand basin, timber flooring, timber dado wall panelling, heated towel rail, inset downlights, opaque uPVC double glazed window to rear with complimentary timber shutters and having an extractor fan.

Rear Garden

This wonderfully landscaped rear garden is enclosed by timber close board fence panelling and features an island of lawn set within a sea of stone shingling and benefits from wall lighting, a water point and an external power point. Side gated access facilitates access via the driveway.



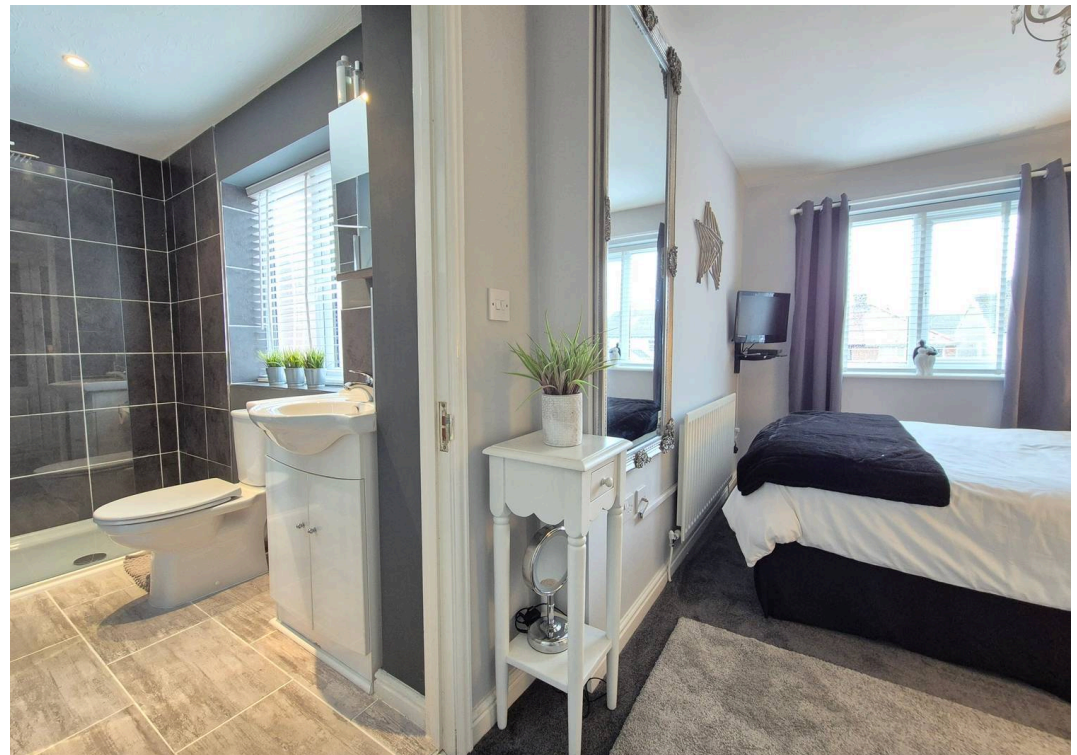
Garage

Entered via an electric roller door to front and having both light, power and rear personnel door accessing the workshop.

Driveway

Offering off road parking for multiple vehicles via a tarmacadam driveway.

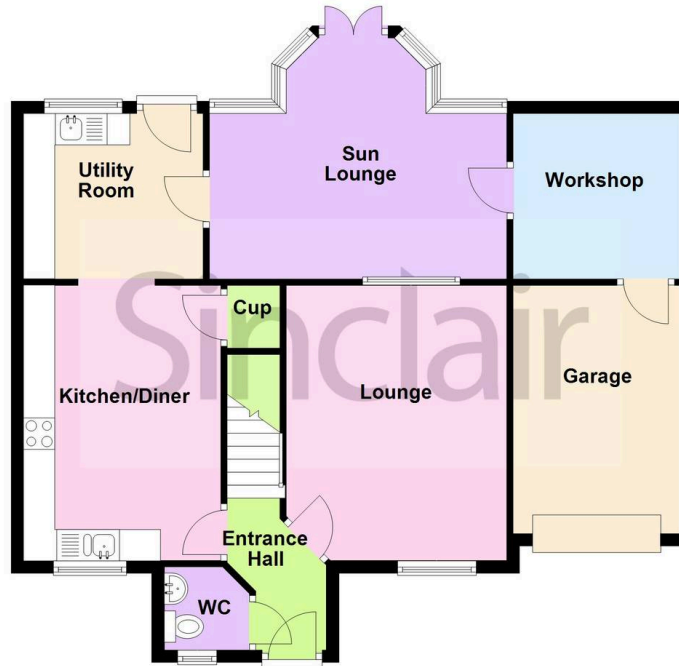
EV charging



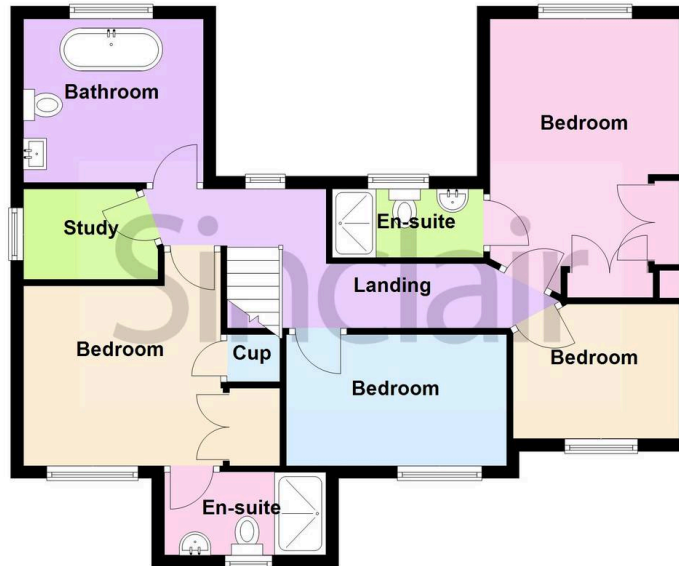




Ground Floor



First Floor





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