



30 Romans Crescent, Coalville

In Excess of £350,000

# 30 Romans Crescent

Coalville

This EXTENDED FOUR BEDROOM DETACHED FAMILY HOME comes to the market occupying a sought after location within the popular commuter town of Coalville. This much improved family home enjoys SOLAR PANELS, an open plan kitchen/diner with family room, ground floor utility room, cloakroom, separate snug and having stairs rising to the first floor landing giving way to four double bedrooms including an en-suite shower room and family bathroom respectively. Externally the property enjoys ample off road parking to front with integrated garage and features a well maintained private garden to rear.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- Extended
- Solar Panels
- Log Burner
- En-Suite & Bathroom
- Garage & Parking
- Four Double Bedrooms



## GROUND FLOOR

### Entrance Porch

Entered through a composite front door and having an adjacent uPVC double glazed window to left and right elevation, wall mounted lantern style lighting and ceramic tiled flooring.

### Open Plan Kitchen/Diner

18' 0" x 15' 8" (5.49m x 4.78m)

Inclusive of an attractive range of wall and base units with rolled edge work surfaces, a one and half bowl porcelain sink and drainer unit with swan neck mixer tap, an extractor hood with space for a cooker, ceramic tiled flooring, space and plumbing for appliances, inset downlights, coving and giving way to the utility room.

### Utility Room

7' 7" x 7' 1" (2.31m x 2.16m)

Enjoying continued ceramic tiled flooring and an array of work surfaces, wall and base units, space and plumbing for appliances with an extractor fan and opaque uPVC double glazed window to side.

### Family Room

9' 2" x 15' 8" (2.79m x 4.78m)

Opening from the kitchen/diner and having continued ceramic flooring, two separate uPVC double glazed French doors accessing the rear garden and having a column radiator and coving.

### Snug

16' 9" x 11' 6" (5.11m x 3.50m)

Having coving, a cast iron log burner on a slate hearth and uPVC double glazed bi-fold doors accessing the private rear garden.



## Inner Hall

Comprising stairs rising to the first floor, engineered timber flooring, uPVC double glazed window to side, access to understairs storage and giving way to the ground floor cloakroom.

## Cloakroom

Enjoying continued flooring from the inner hall and comprising a low level push button WC with an inner mounted wash hand basin having a mono bloc mixer tap, inset downlights and an opaque uPVC double glazed window to side.

## FIRST FLOOR

### Landing

Stairs rising to the first floor landing gives way to the entire first floor accommodation and comprise a loft hatch and access to the airing cupboard.

### Bedroom One

16' 8" x 10' 1" (5.08m x 3.07m)

Having uPVC double glazed window to rear and giving way to the en-suite shower room.

### En-Suite Shower Room

9' 2" x 9' 5" (2.79m x 2.87m)

This three piece suite comprises a low level, push button WC, a pedestal wash hand basin with monobloc mixer tap, double walk in shower enclosure with thermostatic mixer shower tap over, chrome heated towel rail, ceramic tiled walls and flooring with an opaque uPVC double glazed window to rear.

### Bedroom Two

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

Having uPVC double glazed window to front.

### Bedroom Three

10' 2" x 9' 2" (3.10m x 2.79m)

Having uPVC double glazed window to front.



#### **Bedroom Four**

10' 4" x 7' 1" (3.15m x 2.16m)

Having uPVC double glazed window to front.

#### **Bathroom**

7' 0" x 9' 2" (2.13m x 2.79m)

This four piece suite comprises a corner bath, low level push button WC, pedestal wash hand basin, double walk in shower enclosure with electric power shower, inset downlights, coving, heated towel rail, timber flooring and an opaque uPVC double glazed window to rear.

#### **OUTSIDE**

#### **Private Rear Garden**

Enjoying an Indian flag paved patio area with stone shingle surround and facilitated by wall lighting whilst giving way to a well maintained lawn via a set of ascending steps flanked by stone shingled potted areas and giving way to a rear seating area whilst being surrounded by timber closed and feather board fence paneling. The private rear garden also benefits from a timber framed summerhouse/shed.

#### **Front**

A double tarmacadam driveway with block edging offers off road parking to the front with electric car charging point and sits adjacent to an area of lawn and gives way to the front door.

#### **Garage**

Entered via an 'up and over' door to front and having both light and power.

#### **Solar Panels**

The property enjoys photovoltaic solar panels and they are owned outright and are included within the sale.









## Sinclair Estate Agents

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