Sinclair



43 Citron Avenue, Coalville

Offers Over £280,000

43 Citron Avenue

Coalville

This modern THREE BEDROOM DETACHED property occupying a private location within the sought after commuter town of Coalville comes to the market featuring a low maintenance interior and exterior comprising an entrance porch, giving way to an entrance hall, opening into a kitchen/diner, lounge and a ground floor w.c with stairs rising to the first floor landing, offering three good sized bedrooms, an en-suite and family bathroom respectively. Externally, the home enjoys forest views to front, off road parking, a detached garage and a private rear garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Three Bedrooms
- Detached House
- Ensuite
- Detached Garage
- Off Road Parking
- Forest Views







GROUND FLOOR

Entrance Porch
Entered through a composite front door with inset opaque double glazed panel and having an adjacent opaque uPVC double glazed window. The entrance porch comprises a double store cabinet, inset downlighting and timber effect LVT flooring.

Open Entrance Hall
Leading from the entrance porch and having continued flooring, the open entrance hall gives way to the lounge, kitchen/diner and ground floor w.c, whilst comprising inset downlighting and stairs rising to the first floor with access to the understairs utility storage cupboard.

Kitchen Diner
13' 6" x 8' 0" (4.11m x 2.44m)
Comprising an attractive range of wall and base units with a five ring induction hob and extractor hood over with a splash screen, a double electric oven and grill, sink and drainer unit with swan neck mixer tap, whilst featuring integrated fridge freezer and dishwasher. Other benefits include inset downlighting, a separate extractor fan, timber effect LVT flooring and forest views to the front via a uPVC doubled glazed window.

Guest Cloakroom
Enjoying a low level push button w.c, wall mounted wash hand basin with mono bloc mixer tap, tile effect LVT flooring with inset downlights, part tiled walls and an extractor fan.

Lounge
10' 8" x 16' 4" (3.25m x 4.98m)
Having continued flooring and benefiting from uPVC framed bifold doors accessing the private rear garden.







FIRST FLOOR

Landing
Stairs rising to the first floor landing give way to three good sized bedrooms, including the family bathroom, en-suite shower room and comprises access to over stairs storage, loft hatch and uPVC double glazed window to side.

Bedroom One
11' 9" x 9' 0" (3.58m x 2.74m)
Having uPVC double glazed window to rear and granting access to the en-suite shower room.

Ensuite
7' 5" x 4' 7" (2.26m x 1.40m)
This is three piece suite comprises a low level push button w.c, wall mounted wash hand basin with mono bloc mixer tap, a shower enclosure with thermostatic bar mixer tap, part tiled walls, chrome heated towel rail, inset downlighting and extractor fan and having tile effect LVT flooring.

Bedroom Two
15' 6" x 9' 0" (4.72m x 2.74m)
Having uPVC double glazed window to front.

Bedroom Three
8' 9" x 7' 1" (2.67m x 2.16m)
Having uPVC double glazed window to front.

Family Bathroom
7' 1" x 7' 0" (2.16m x 2.13m)
This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, panelled bath with splash screen and thermostatic mixer shower over, part tiled walls, tile effect vinyl flooring, inset downlights and extractor fan and having an opaque uPVC double glazed window to rear.







FRONT GARDEN

The frontage of this family home offers a low maintenance area of stone shingling with a host of shrubs by a paved walkway accessing the front door.

REAR GARDEN

Having a side gated access, paved patio area facilitated by a waterpoint and surrounded by timber close board fence panelling with a well maintained lawn.

Garage

Having an electric up and over door to front with light and power.

Driveway

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
















Ground Floor
Lounge
Utility
WC
Kitchen/Diner
Entrance Porch
First Floor
Bathroom
Bedroom
Landing
En-suite
Cup
Bedroom
Bedroom



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