

Sinclair

A modern two-story brick house with a grey door and a carport. The house features red brick walls, a grey door, and a grey carport. A blue car is parked in the carport. The house is located on Hemlock Road, Coalville. The image is a photograph of a modern two-story brick house with a grey door and a grey carport. The house has a red brick exterior and a grey door. A blue car is parked in the carport. The house is located on Hemlock Road, Coalville. The image is a photograph of a modern two-story brick house with a grey door and a grey carport. The house has a red brick exterior and a grey door. A blue car is parked in the carport. The house is located on Hemlock Road, Coalville.

17 Hemlock Road, Coalville

Offers Over £280,000

17 Hemlock Road

Coalville

THIS MODERN FOUR BEDROOM DETACHED HOME HAS BEEN BEAUTIFULLY APPOINTED THROUGHOUT AND AN EARLY INSPECTION IS HIGHLY RECOMMENDED IN ORDER TO AVOID DISAPPOINTMENT. The accommodation in brief comprises; entrance porch with ground floor wc, lounge, open plan dining kitchen on the ground floor with stairs rising to the first floor offering four bedrooms including an en-suite and a contemporary three piece family bathroom suite. Externally the property offers gardens to both front and rear along with driveway parking and a carport.

Council Tax band: C

Tenure: Freehold

- Modern Four Bedroom Detached
- Stunning Open Plan Fitted Dining Kitchen
- En-Suite & Family Bathroom
- Spacious Lounge & Ground Floor WC
- Front & Rear Gardens
- Driveway & Carport



GROUND FLOOR

Entrance Porch

Entered via a composite front door with adjacent uPVC double glazed window and further uPVC double glazed window to side, having an inset footwell and providing access to the w.c and lounge.

W.C.

Having tiled floor and splashback with a low level w.c, wash hand basin, double radiator and extractor fan.

Lounge

10' 9" x 14' 2" (3.28m x 4.32m)

With double glazed window to the front aspect, open plan staircase rising to the first floor with under stairs storage and double radiator.

Open Plan Kitchen/Diner

10' 9" x 15' 2" (3.28m x 4.62m)

Having a comprehensive range of modern wall and base units with a sink half bowl and drainer unit, integrated double oven and four ring gas hob, extractor hood, integral fridge/freezer and an integral washing machine. There is a double radiator along with the double glazed window to rear and double glazed French doors which open out on to the rear garden. Vinyl flooring and a TV point.



FIRST FLOOR

Landing

Whereby all four bedrooms are located along with the family bathroom.

Bedroom One

10' 2" x 11' 7" (3.10m x 3.53m)

With double glazed window overlooking the front aspect and a double radiator with access to the en-suite.



Contemporary En-Suite

The contemporary en-suite comprises of a double shower cubicle with low level push button w.c, wash hand basin, tiled flooring and splashbacks, feature skylight and shaver point with ceiling spotlights.

Bedroom Two

14' 5" x 9' 1" (4.39m x 2.77m)

With double glazed window to the rear aspect and double radiator.

Bedroom Three

10' 7" x 7' 4" (3.23m x 2.24m)

Has a double glazed window to the front aspect and a double radiator.

Bedroom Four

7' 7" x 7' 6" (2.31m x 2.29m)

Having double glazed window to the rear aspect.

Family Bathroom

Consisting of a contemporary three piece white suite with panelled bath with shower over, low level w.c, pedestal wash hand basin with tiled floor and splashbacks, double glazed opaque window, shaver socket, extractor fan and a double radiator.

Rear Garden

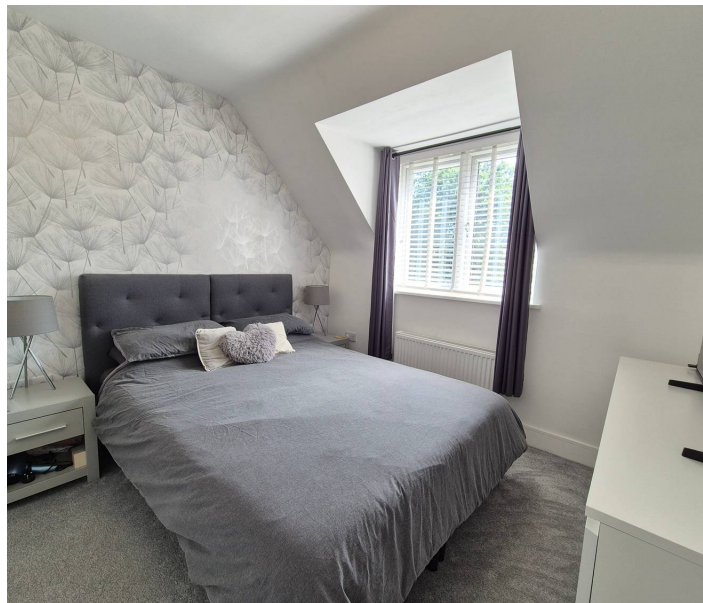
The rear garden comprises of paved patio's, lawn, stone shingled seating area and edging, enclosed close board fencing, water point and side gate access.

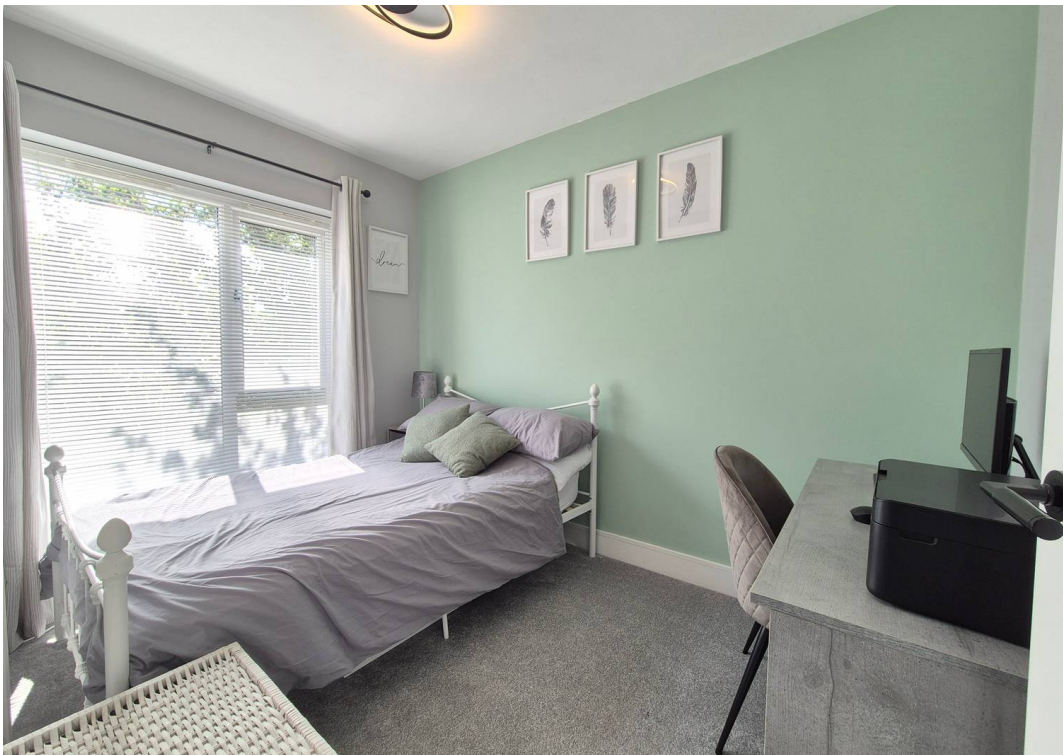
Front Garden

Having lawn with shrubs and tree, slate shingling and a pathway leading to the front door beneath a canopy porch.

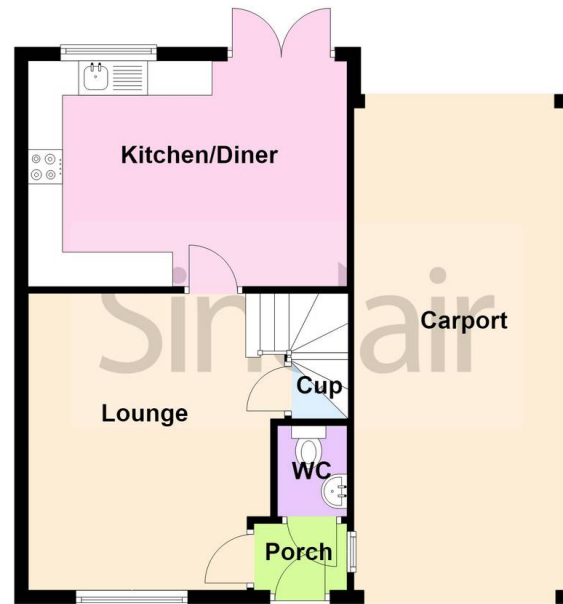
Car port and Driveway

Tarmacadam driveway providing off road parking for a number of vehicles.

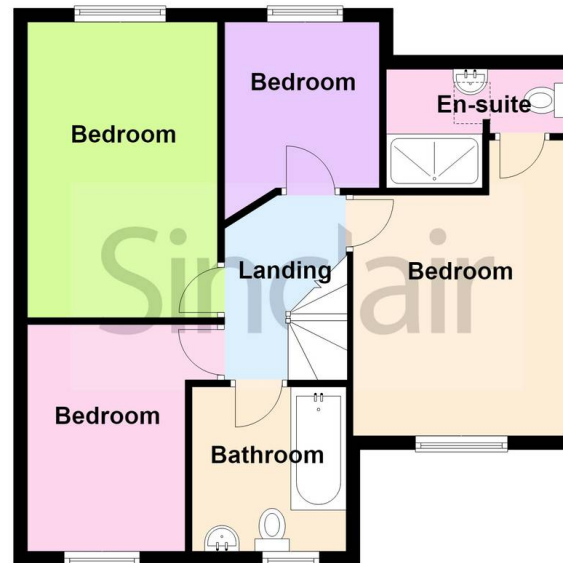




Ground Floor



First Floor





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