
Sinclair
45 Melrose Road, Thringstone
£139,950

45 Melrose Road

Thringstone, Coalville

OFFERED WITH NO UPWARD CHAIN. This THREE BEDROOM MID TERRACE HOME comes to the market as an ideal opportunity for first time buyers or investors alike. The property features an entrance hall, spacious lounge/diner and fitted kitchen to the ground floor and three well proportioned bedrooms and a three piece bathroom suite to the first floor. Externally, there is lawned gardens to both the front and rear with gated access. They property is located close to shops and transport links, this property ensures convenience for daily living and easy access to the surrounding area. Early viewings are highly recommended.

Council Tax band: A

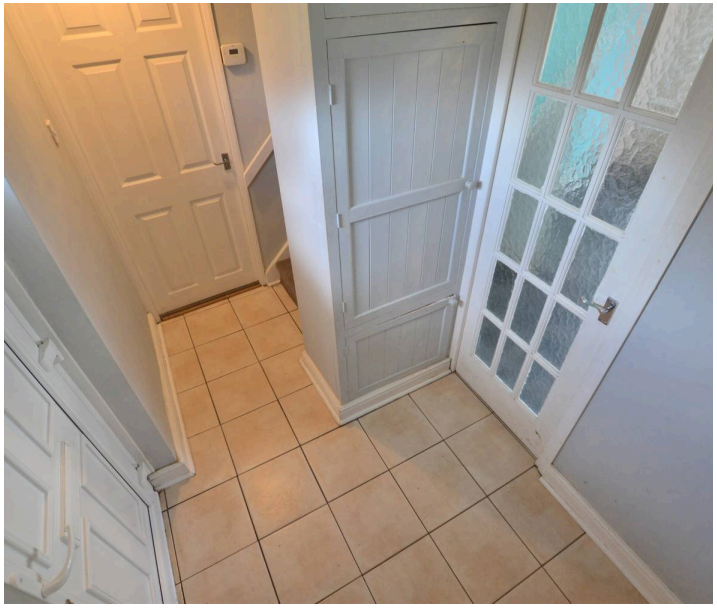
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- No Upward Chain
- Three Bedrooms
- Ideal First Time Purchase
- Lounge/Diner
- Kitchen
- Ideal Investment







GROUND FLOOR

Entrance Hall
Entering via a uPVC door with tiled flooring, store cupboard and stairs to first floor.

Lounge/Diner
19' 5" x 11' 6" (5.92m x 3.50m)
Having a wall mounted electric fire and uPVC double glazed windows to the front and rear.

KItchen
14' 0" x 9' 1" (4.27m x 2.77m)
Having a range of base and wall mounted units, rolled edge work surfaces, tiled splashbacks, full length cupboard, a four ring electric hob over, electric oven/grill, one and a half bowl sink and drainer unit, vinyl flooring, space and plumbing for appliances, open understairs cupboard, and a uPVC double glazed window facing to rear and uPVC double glazed door to the garden.

FIRST FLOOR

Landing
Having access to three bedrooms, family bathroom and having loft hatch access.







Bedroom
10' 2" x 6' 3" (3.10m x 1.91m)
Having a uPVC double glazed window to front.

Bedroom
8' 7" x 12' 11" (2.62m x 3.94m)
Having timber effect laminate flooring, uPVC double glazed window to the rear.

Bedroom
10' 1" x 9' 2" (3.07m x 2.79m)
Enjoying alcove storage and a uPVC double glazed window to the front.

Bathroom
5' 6" x 7' 3" (1.68m x 2.21m)
This three piece suite comprises a panelled bath with electric shower over, a pedestal wash hand basin, low level w.c and a uPVC double glazed opaque window to rear.

Front Garden

Having access to the front door via a paved walkway that is encompassed by a range of shrubs.

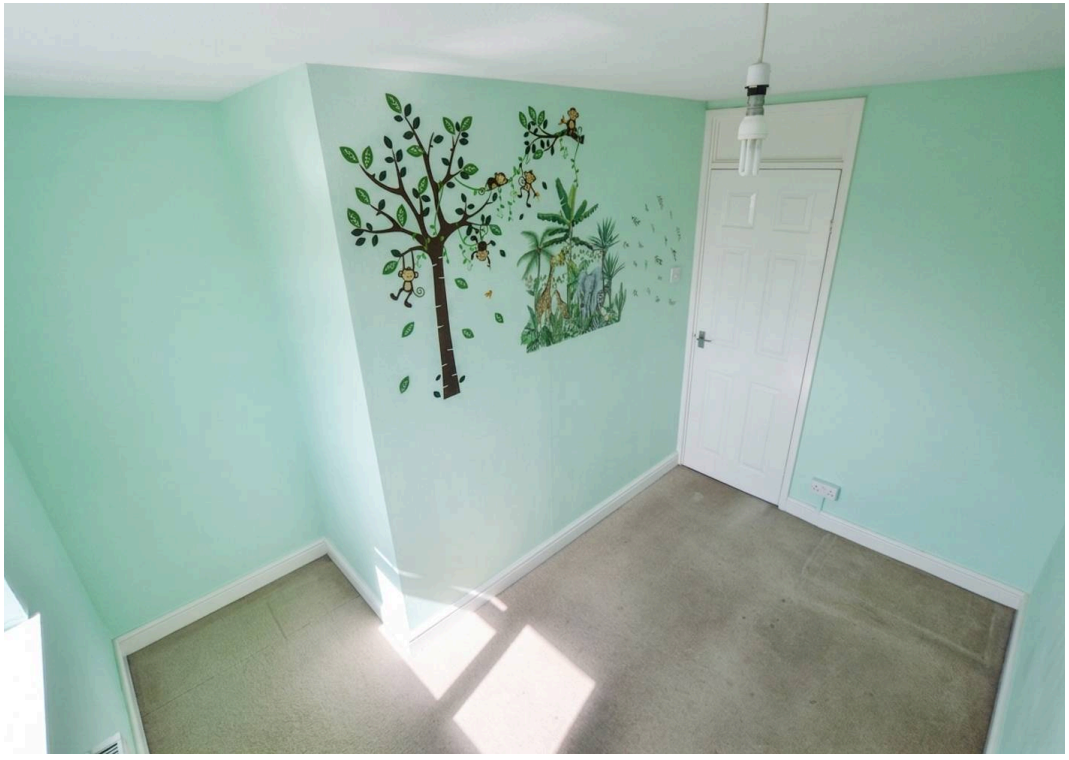
Rear Garden

Enjoying a paved patio, stone shingling, a lawn, a concrete pathway that accesses the gate at the rear of the garden and is enclosed by fence paneling throughout.







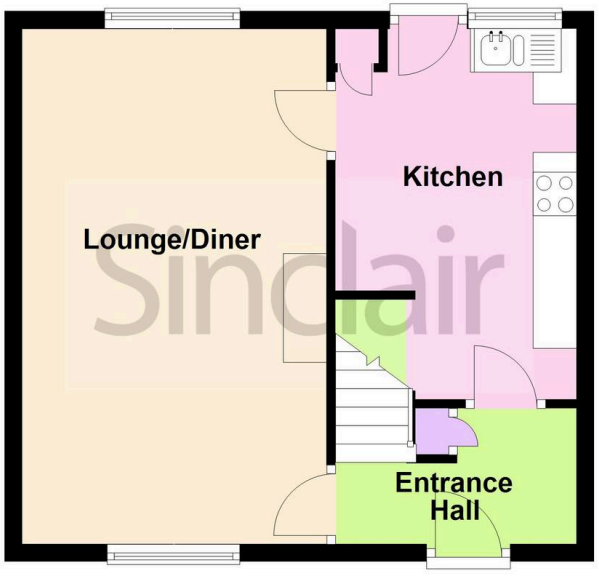








Ground Floor



First Floor





Sinclair Estate Agents

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

01530 838338

coalville@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

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