Sinclair



Greenhill Road, Coalville

£230,000

Greenhill Road

Coalville

This THREE BEDROOM SEMI DETACHED HOME occupying a sought after location within the popular commuter town of Coalville comes to the market offering a wealth of internal accommodation comprising an entrance porch, an 22'0" L-shaped lounge/diner and fitted kitchen to the ground floor with stairs rising to the first floor landing offering a three piece shower room and three bedrooms, whilst to the outside, the property features off road parking for multiple vehicles, a detached garage and private rear garden. Early viewings come highly advised in order to avoid disappointment.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Semi Detached House
- Three Bedrooms
- 22'0" Lounge/Diner
- Private Rear Garden
- Off Road Parking
- Garage







GROUND FLOOR

Entrance Porch
Having a uPVC double glazed door to front and adjacent storage cupboard whilst granting access to the lounge/diner.

Lounge/Diner
22' 9" x 18' 2" (6.93m x 5.54m)
Having an electric fireplace with polished granite effect surround and hearth, stairs rising to the first floor, uPVC double glazed window to front and uPVC framed patio doors accessing the rear garden.

Kitchen
9' 0" x 9' 2" (2.74m x 2.79m)
Inclusive of a range of wall and base units with rolled edge work surfaces, a one and a half bowl sink and drainer unit with swan neck mixer tap and tiling to splash prone areas, an electric oven and grill with filtration hood over, four ring gas hob, space and plumbing for appliances, access to understairs storage, timber effect laminate flooring, uPVC double glazed window to rear and having uPVC framed door accessing the private rear garden.

FIRST FLOOR

Landing
Stairs rising to the first floor landing granting access to the shower room and three bedrooms and comprises an airing cupboard housing the hot water cylinder, loft hatch and uPVC double glazed window to side.

Bedroom One
11' 3" x 10' 0" (3.43m x 3.05m)
Having uPVC double glazed window to front and coving.







Bedroom Two
11' 2" x 10' 0" (3.40m x 3.05m)
Having uPVC double glazed window to rear and a fitted wardrobes.

Bedroom Three
8' 3" x 6' 2" (2.51m x 1.88m)
Having uPVC double glazed window to front with over stairs storage cupboard.

Shower Room
5' 4" x 7' 5" (1.63m x 2.26m)
This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, double shower enclosure with thermostatic mixer shower tap, chrome heated towel rail, timber effect laminate flooring and having an opaque uPVC double glazed window to rear.

Rear Garden

Having a paved patio area with block edging, a paved seating area with an artificial lawn, raised flower beds, water point, side gated access and surrounded by timber close board fence panels.

Driveway
A tarmacadam driveway offers off road parking for multiple vehicles and having block edging with access to front door and garage.

Garage

8' 10" x 17' 9" (2.69m x 5.41m)

Entered via an up and over door to front with further timber personnel door to rear, whilst having light power and timber framed single glazed window to side.

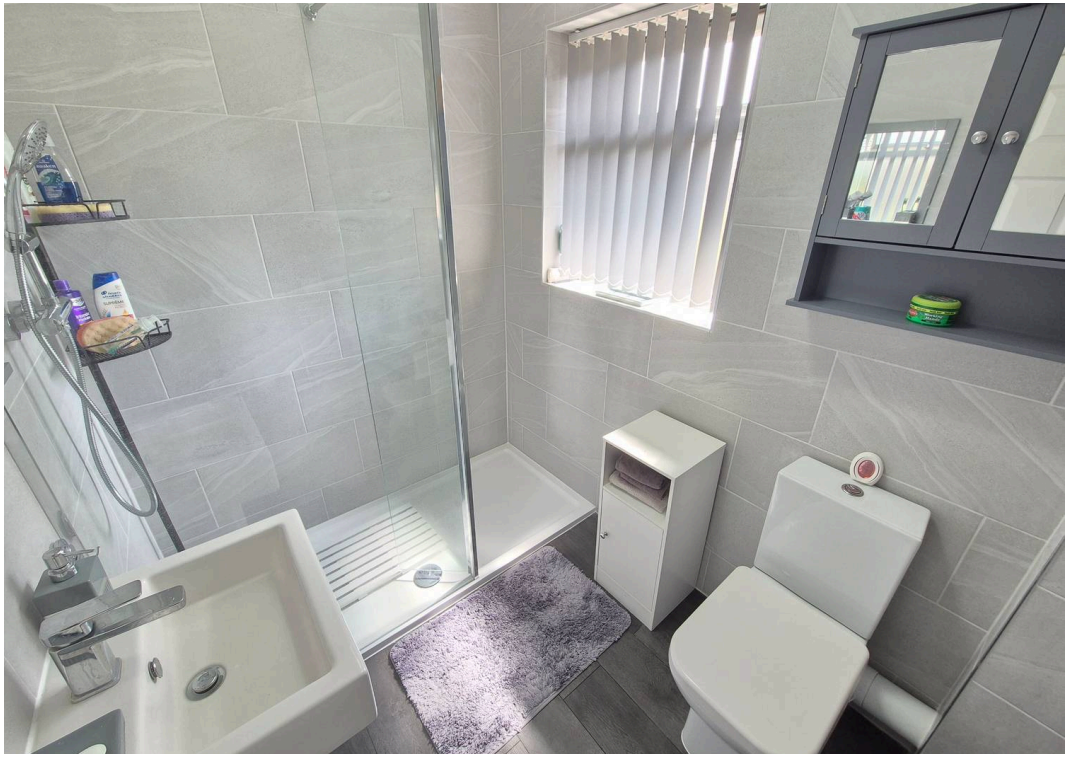




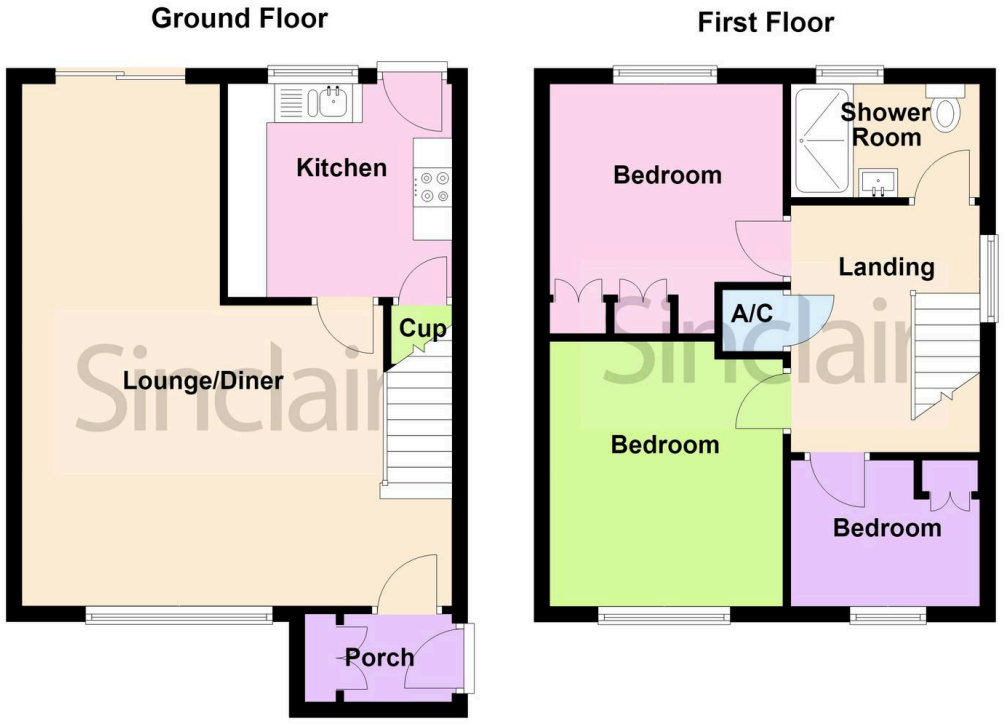











Ground Floor
Kitchen
Cup
Lounge/Diner
Porch
First Floor
Bedroom
Shower Room
Landing
A/C
Bedroom
Bedroom
Sinclair



Sinclair Estate Agents

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