Sinclair



5 Honeysuckle Close, Coalville

£245,000

5 Honeysuckle Close

Coalville

OFFERED WITH NO UPWARD CHAIN This three bedroom detached house occupying a corner plot within a cul-de-sac in the popular community town of Coalville, the property enjoys entrance hall, ground floor w.c, bay fronted lounge, dining room and kitchen to the ground floor with stairs rising to the first floor landing giving way to three bedrooms and the family bathroom. Externally, the property benefits from a private garden to rear and low maintenance frontage with an adjacent tandem tarmacadam driveway offering off road parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Upward Chain
- Three Bedrooms
- Detached House
- Off Road Parking
- Ground Floor W.C
- Cul-De-Sac







GROUND FLOOR

Entrance Hall
Entered via a uPVC front door with inset opaque double glazed panel and having stairs rising to the first floor.

W.C
Comprising a low level push button w.c, wall mounted wash hand basin with mono bloc mixer tap, tiling to splash prone areas with vinyl flooring and having an extractor fan.

Lounge
13' 0" x 11' 2" (3.96m x 3.40m)
Having a uPVC double glazed bow window to front, access to understairs storage and having an Adam style fireplace with gas inset living flame.

Dining Room
10' 7" x 7' 6" (3.23m x 2.29m)
Having uPVC sealed framed patio doors accessing the private rear garden.

Kitchen
10' 7" x 6' 5" (3.23m x 1.96m)
inclusive of a range of wall and base units with rolled edged work surfaces, a four ring gas hob with splash screen and extractor hood over, space and plumbing for appliances, a sink and drainer unit with swan neck mixed tap, a uPVC double glazed door to side with further uPVC double glazed window to rear, timber effect vinyl flooring and having a wall mounted gas fired central heating boiler.

FIRST FLOOR

Landing
Stairs rising to the first floor landing gives way to three bedrooms and the family bathroom and comprises a loft hatch and airing cupboarded housing the hot water cylinder.







Bedroom One
9' 6" x 11' 3" (2.90m x 3.43m)
Having uPVC double glazed bow window to front.

Bedroom Two
7' 6" x 8' 6" (2.29m x 2.59m)
Having a uPVC double glazed window to rear.

Bedroom Three
7' 3" x 5' 6" (2.21m x 1.68m)
Having a uPVC double glazed window to rear.

Bathroom
6' 4" x 5' 7" (1.93m x 1.70m)
This three piece suite comprises a low level push button w.c, pedestal wash hand basin, panelled bath with splash screen and thermostatic mixer shower over with tiling to splash prone areas, vinyl flooring, extractor fan, shaver point and an opaque uPVC double glazed window to side.

Front Garden

A well maintained lawn surrounded by privet hedging and is bisected by a paved walkway.

Rear Garden

Having side gated access and enclosed by timber feather board and close board fence panelling and having a paved walkway accessing a seating area adjacent to a well maintained lawn with part planted borders.

Driveway
Having a tandem tarmacadam driveway offering off road parking for multiple vehicles.









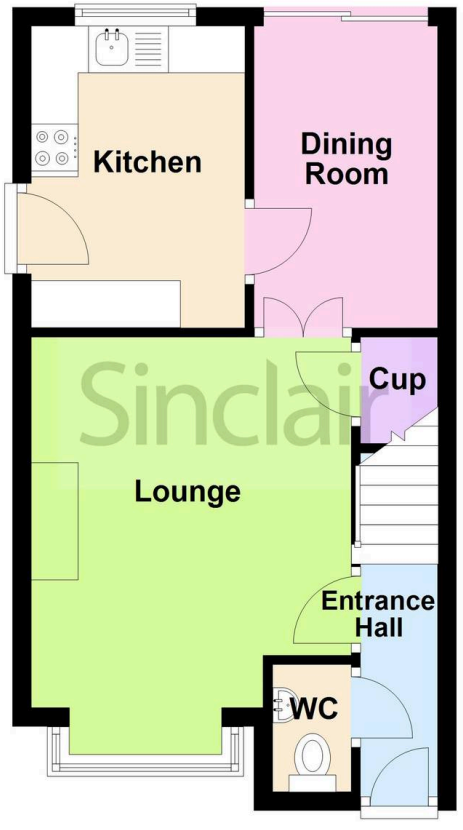






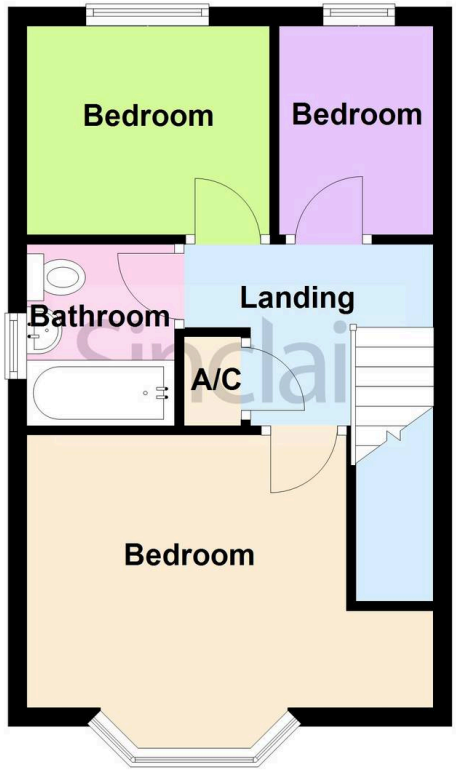
Ground Floor

Approx. 33.5 sq. metres (360.5 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.0 sq. feet)





Sinclair Estate Agents

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