
Sinclair
11 Deveron Close, Coalville
Offers Over £220,000

11 Deveron Close

Coalville

This wonderfully appointed THREE BEDROOM SEMI DETACHED HOME occupying a sought after location within the popular commuter town of Coalville comes to the market benefiting from a garage, an open plan ground floor setting and landscaped rear garden. In brief, the property enjoys an entrance hall, giving way to an open plan lounge connecting to the dining room, kitchen which in turn opens up to the utility/home bar. Stairs rising to the first floor landing grant access to the family bathroom and three good sized bedrooms. Externally, there is off road parking to the front with access to the garage, front lawned garden and private garden to rear.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Three Bedrooms
- Semi Detached Home
- Lounge & Dining Room
- Utility/Home bar
- Private South Facing Rear Garden
- Garage & Off Road Parking







GROUND FLOOR

Entrance Hall
Entered through a high-quality, insulated composite front door and offering a cloaks cupboard, stairs rising to the first floor, timber effect laminate flooring and giving way to the lounge.

Lounge
12' 5" x 14' 2" (3.78m x 4.32m)
Having uPVC double glazed window to front, coving, an inset living flame remote controlled gas fire and timber effect laminate flooring.

Dining Room
8' 5" x 7' 4" (2.57m x 2.24m)
Having continued flooring from the lounge and accessible via an archway, the dining room enjoys uPVC framed patio doors accessing the sunny private rear garden.

Kitchen
7' 9" x 9' 5" (2.36m x 2.87m)
Inclusive of a range of wall and base units, a four ring induction hub with extractor hood over, one and a half bowl porcelain sink and drainer unit with swan neck mixer tap, space and plumbing for further appliances. Other benefits include tiling to splash prone areas, uPVC double glazed window to rear and giving way to the utility/home bar.

Utility Room/Home Bar
7' 6" x 8' 4" (2.29m x 2.54m)
Enjoying a dual aspect with the uPVC double glazed windows to side and rear with further uPVC door accessing the private rear garden and comprising a breakfast bar with work surfaces and a host of wall and base units providing ample storage and complemented by timber effect flooring.







FIRST FLOOR

Landing
Stairs rising to the first floor landing gives way to three good sized bedrooms and the family bathroom and comprises of a uPVC double glazed window to side and loft hatch.

Bedroom
10' 3" x 10' 6" (3.12m x 3.20m)
Having coving and uPVC double glazed window to rear.

Bedroom
10' 4" x 7' 3" (3.15m x 2.21m)
Having coving and uPVC double glazed window to front.

Bedroom
7' 3" x 6' 7" (2.21m x 2.01m)
Having uPVC double glazed window to front access to over stairs storage and coving.

Bathroom
8' 0" x 6' 2" (2.44m x 1.88m)
This three piece suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, panelled P-shaped bath with splash screen and thermostatic mixer shower tap, heated towel rail, tiled walls, opaque uPVC double glazed window to rear and an extractor fan.







REAR GARDEN

A paved patio area with stone shingled edging offers a lawn with a metal shed and further summer house surrounded by timber closed and feather board fence panelling with side gated access, a range of shrubs, a water point, outside double electric socket and rear flood lights around the back and side of the property.

FRONT GARDEN

Having a well maintained lawn with a host of shrubs and giving way to the front door.

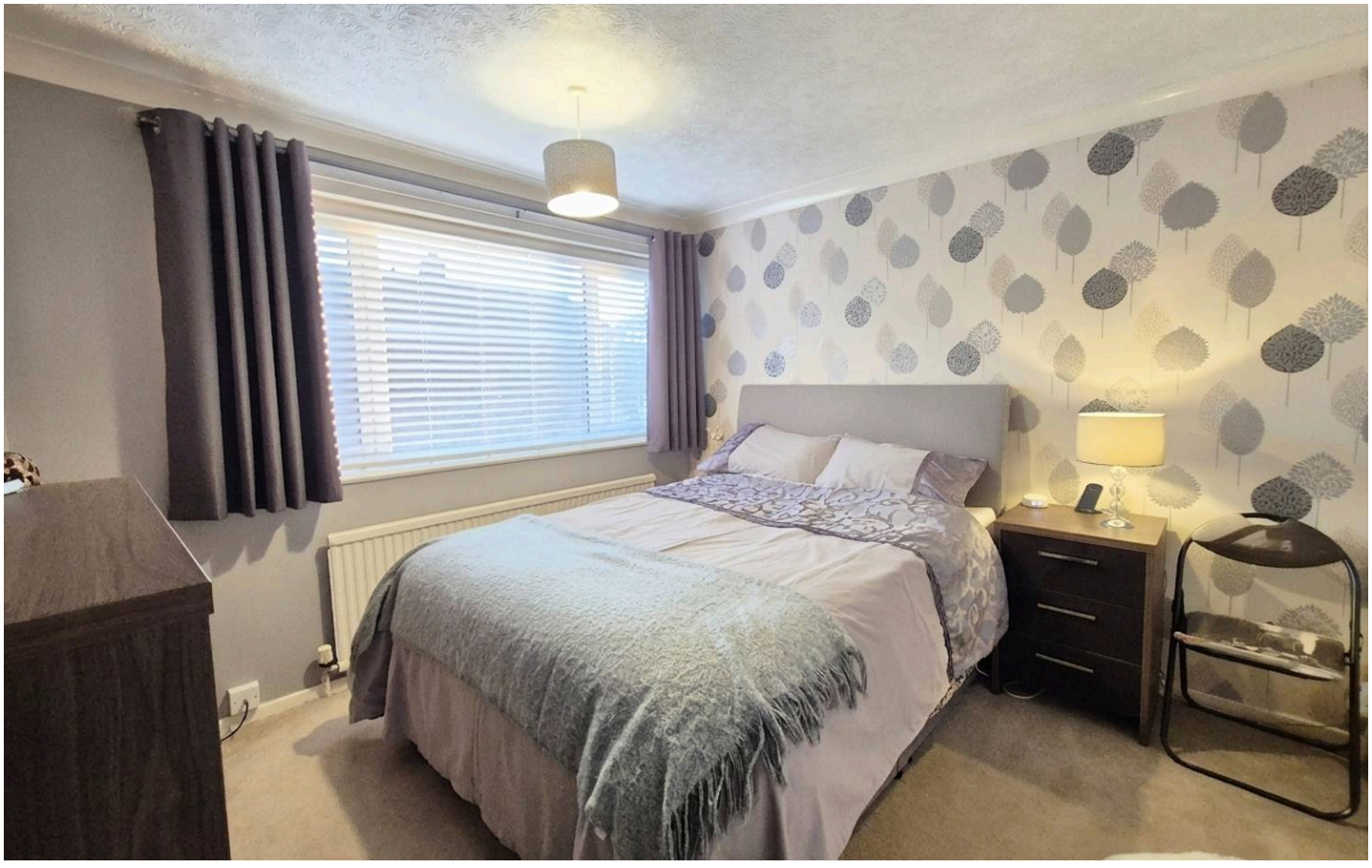
Driveway

A paved driveway offers off road parking and access to the garage.

Garage

15' 1" x 8' 4" (4.60m x 2.54m)

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









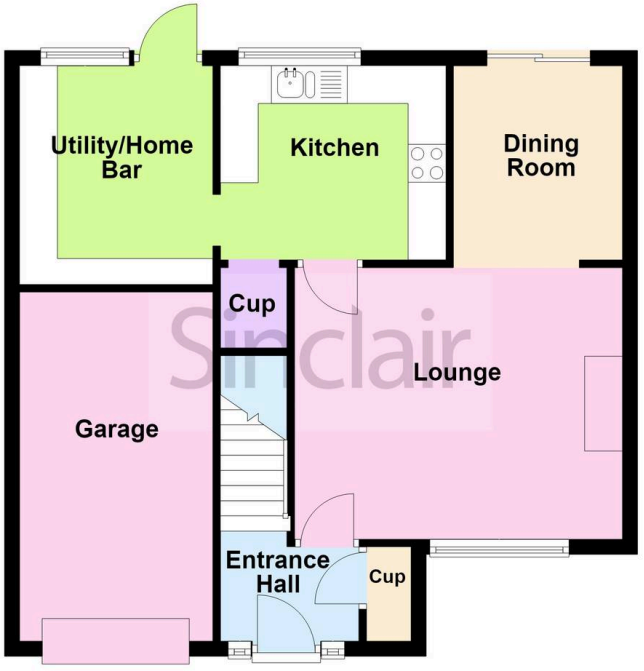






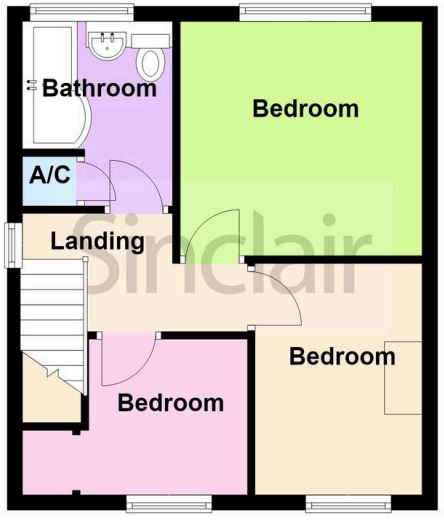
Ground Floor

Approx. 56.6 sq. metres (609.3 sq. feet)



First Floor

Approx. 33.0 sq. metres (354.7 sq. feet)





Sinclair Estate Agents

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