

# Sinclair



278 Thornborough Road, Coalville

£180,000



# 278 Thornborough Road

Coalville

This **THREE BEDROOM SEMI DETACHED HOME** comes to marked with **NO UPWARD CHAIN**. In brief, the property comprises of a spacious lounge, dining room, kitchen that accesses the bathroom and the first floor of the property consists of a landing and three bedrooms. Externally, the front of the property has a stone shingling driveway that offering off road parking for multiple vehicles and having a timber side gate accessing further parking and access to the rear garden.

Council Tax band: B

Tenure: Freehold

- Three Bedrooms
- Lounge & Dining Room
- Semi Detached Home
- Off Road Parking
- Rear Garden
- No Upward Chain



## GROUND FLOOR

### Lounge

11' 5" x 12' 6" (3.48m x 3.81m)

Entered via a uPVC front door with uPVC double glazed window to front, dado rail and a feature fireplace with marble effect hearth and surround.

### Dining room

12' 4" x 11' 8" (3.76m x 3.56m)

Having a uPVC double glazed windows to side and rear, under stairs storage, feature fireplace and access to stairs to the first floor.

### Kitchen

9' 6" x 7' 1" (2.90m x 2.16m)

Inclusive of a range of wall and base units, electric four ring hob, built in oven and grill, plumbing and space for appliances, one and a half bowl sink with drainer unit, uPVC double glazed window to side, uPVC door to the garden and access to bathroom.

### Bathroom

7' 11" x 6' 3" (2.41m x 1.91m)

Having a three piece suite comprising a w.c, panelled bath with shower over, pedestal wash hand basin, tiled splash backs and uPVC double glazed opaque window to rear.



## FIRST FLOOR

### Landing

15' 6" x 2' 4" (4.72m x 0.71m)

Having access to all three bedrooms and a radiator.

### Bedroom One

11' 10" x 12' 4" (3.61m x 3.76m)

Having a uPVC double glazed window to front, cast iron fireplace, picture rail and over stairs storage housing the gas fired central boiler.





**Bedroom Two**

11' 11" x 8' 10" (3.63m x 2.69m)

Having uPVC double glazed window to rear and cast iron fireplace.

**Bedroom Three**

9' 7" x 6' 9" (2.92m x 2.06m)

Having uPVC double glazed window to rear.

**Front Garden**

With concrete pathway leading to front door and stone pebble feature pathway to side gate.

**Rear Garden**

Having concrete patio leading to stone shingle area with stepping stones to two wooden garden sheds, greenhouse and wooden decking. Timber fence panelling to left side and access to the side timber gate which leads to the front.

**Driveway**

Stone feature driveway that is accessible via the front and rear of the property enclosed by wooden gate and timber fence panelling.







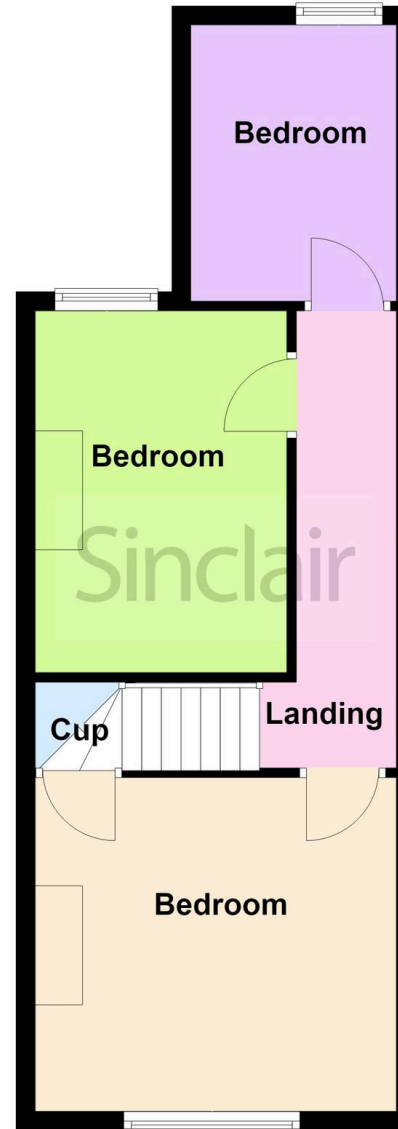




**Ground Floor**



**First Floor**





## Sinclair Estate Agents

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