Sinclair



1 St. Vincents Close, Coalville

£300,000

1 St. Vincents Close

Coalville

Occupying a corner position, this THREE BEDROOM DETACHED BUNGALOW occupying a CUL-DE-SAC location comes to the market boasting low maintenance at its core with LVT flooring, stone shingling to front and rear and benefiting from a detached garage and off road parking. In brief, the property benefits from an entrance hall, lounge, three bedrooms, family bathroom, utility room, w.c and kitchen/diner. Early viewings come highly advised in order to avoid disappointment.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three Bedrooms
- Detached Bungalow
- Detached Garage
- Off Road Parking
- Corner Plot
- Low Maintenance Gardens







GROUND FLOOR

Entrance Hall
Entered via a uPVC front door with inset opaque double glazed panel with adjacent uPVC double glazed window and comprising coving, loft hatch, two storage cabinets and timber effect LVT flooring.

Lounge
16' 2" x 14' 8" (4.94m x 4.47m)
Having uPVC double glazed bay window to front, timber effect LVT flooring, coving and Adam style fireplace with granite surround and hearth.

Dining Room/Bedroom Three
13' 3" x 9' 11" (4.05m x 3.03m)
Having continued flooring from the entrance hall and an aluminium framed patio door accessing the rear garden.

Bedroom Two
10' 0" x 9' 6" (3.06m x 2.90m)
Having continued flooring and uPVC double glazed window to front.

Kitchen/Diner
11' 10" x 13' 0" (3.61m x 3.97m)
Having a range of wall and base units with complementary rolled edge work surfaces, a one and a half bowl sink and drainer unit, an integrated dishwasher, electric oven and grill, four ring gas hob with extractor hood over with tilling to splash prone areas, continued flooring from the entrance hall and having uPVC double glazed window to rear.

Utility Room
8' 5" x 5' 4" (2.56m x 1.62m)
Inclusive of a range of wall and base units with rolled edge work surfaces, a sink and drainer unit, space and plumbing for appliances, wall mounted gas fired central heating boiler, ceramic tiled flooring, extractor fan and having an opaque uPVC door to side.







Guest Cloakroom
Comprising a low level w.c, wall mounted wash hand basin with tiled splashbacks, continued flooring from the entrance hall and opaque uPVC double glazed window to side.

Bathroom
8' 4" x 6' 9" (2.54m x 2.07m)
This three piece suite comprises a low level w.c, pedestal wash hand basin, panelled bath with splash screen and electric shower over, ceramic tiled walls, continued flooring from the entrance hall and airing cupboard, extractor fan and an opaque uPVC double glazed window side.

Bedroom One
12' 1" x 10' 8" (3.68m x 3.25m)
Having continued flooring from the entrance hall and benefiting from a dual aspect with uPVC double glazed windows to front and side.

Rear Garden

Enjoying a sunny aspect, the rear garden comprises stone shingling with rear gated access surrounded by a double retaining brick wall and facilitated by a timber shed, a paved centre piece and wall lighting.

Front Garden

Enjoying a range of stone pebbling bisected by a paved walkway accessing the front door and complemented by a wall mounted light.

Garage
8' 2" x 16' 1" (2.49m x 4.90m)

Entered via an electric up and over door and having both light and power.

Driveway

Having a tarmacadam driveway offering off road parking for multiple vehicles and access to the garage.







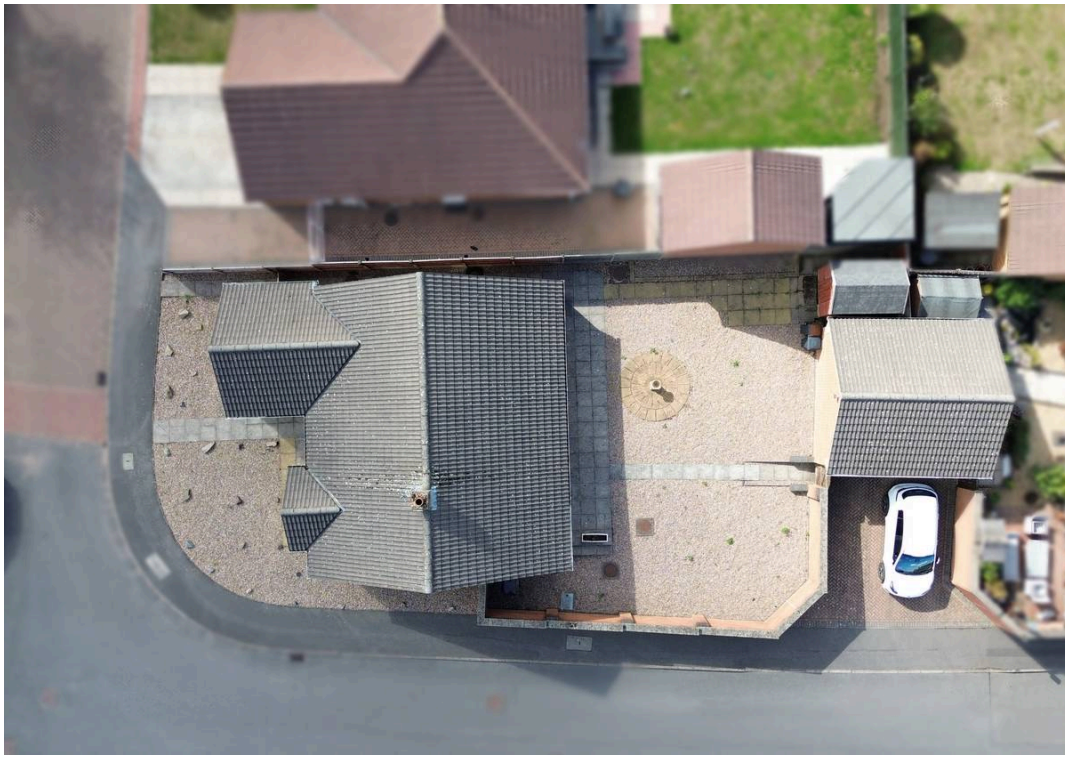
















Ground Floor





Sinclair Estate Agents

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

01530 838338

coalville@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) - The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.