

Sinclair



21 Spruce Drive, Coalville

£250,000

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Coalville

SITUATED IN A QUIET CORNER POSITION OVERLOOKING NEIGHBOURING FIELDS THIS MODERN THREE BEDROOM SEMI-DETACHED FAMILY HOME OFFERS A WEALTH OF CONTEMPORARY ACCOMMODATION OVER TWO FLOORS WITH PRIVATE SOUTH-WESTERLY FACING REAR GARDEN AND FRONT OUTLOOK ON TO NEIGHBOURING GREEN AND OFF ROAD PARKING FOR MULTIPLE VEHICLES. Internally the property offers three good sized bedrooms with the main bedroom benefiting from a contemporary en-suite, a modern three piece family bathroom suite concludes the first floor accommodation. The ground floor offers an open plan and fully fitted dining kitchen along with spacious lounge with dual aspect windows providing natural lighting throughout with tall floor to ceiling windows and an entrance hall which provides ground floor WC and stairs rising to the first floor. An internal inspection comes highly advised.

Council Tax band: C

Tenure: Freehold

- South-Westerly Facing Rear Garden
- Three Good Sized Bedrooms
- Contemporary En-Suite
- Quiet Corner Position
- Stunning Fitted Dining Kitchen
- Parking For Multiple Vehicles



GROUND FLOOR

Entrance Hall

Has composite front access door, Karndean feature flooring, radiator, stairs rising to the first floor with all ground floor rooms leading off including Cloakroom/WC.

Cloakroom/WC

Is fitted with a WC and wash hand basin, tiled flooring, radiator, ceiling spotlights and extractor fan.

Lounge

10' 2" x 16' 2" (3.10m x 4.93m)

Having dual aspect double glazed windows by way of three double glazed windows with fitted Venetian blinds, radiator, understairs storage, TV and BT point.

Dining Kitchen

12' 8" x 16' 1" (3.86m x 4.90m)

Having a comprehensive range of modern wall and base units with integrated double oven and grill with four ring gas hob and extractor hood with stainless steel splashback, integrated fridge/freezer with integrated dishwasher, one-and-a-half bowl stainless steel sink and drainer with mixer tap, dual aspect double glazed window with fitted Venetian blind and double glazed French doors providing views and access to the rear garden, vinyl tile effect flooring, space and plumbing for further appliances with metro wall tiled splashback.



FIRST FLOOR

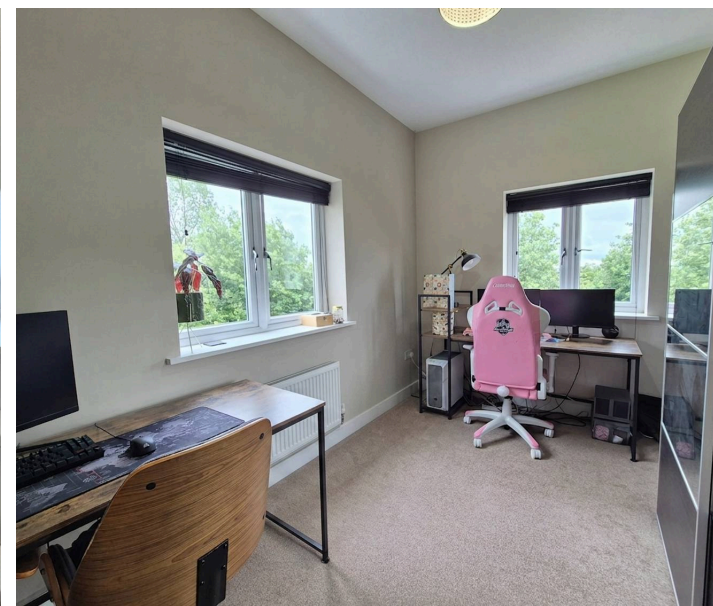
Landing

Stairs rise to the first floor landing with radiator, airing cupboard and all rooms leading off.

Bedroom One

10' 2" x 11' 9" (3.10m x 3.58m)

Having dual aspect double glazed windows with fitted Venetian blind, radiator, TV and Virgin multimedia point.



Bedroom Two

12' 9" x 8' 6" (3.89m x 2.59m)

With dual aspect double glazed window, radiator and dimmer controlled lighting.

Bedroom Three

7' 2" x 12' 9" (2.18m x 3.89m)

Having double glazed window, radiator and loft access.

Family Bathroom

Is fitted with a contemporary three piece white suite comprising; panel bath with mixer tap and overhead shower with glass screen, dual flush low level WC and wash hand basin, part tiled walls, tiled flooring, ceiling spotlights, extractor fan, radiator, shaver socket and double glazed opaque window with fitted Venetian blind.

Rear Garden

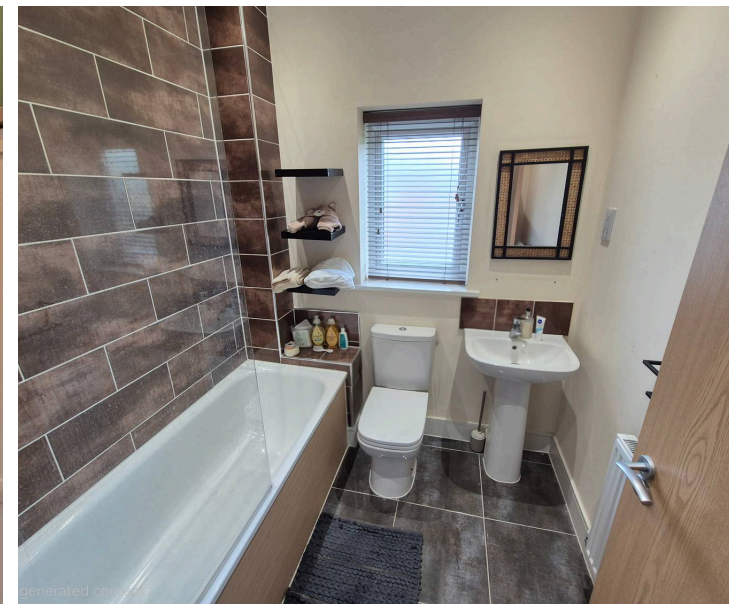
The south-westerly facing rear garden offers a combination of paved patios whilst being mostly laid to lawn within an enclosed walled and fenced boundary overlooking adjacent fields with outside tap and side gated access.

Front Garden

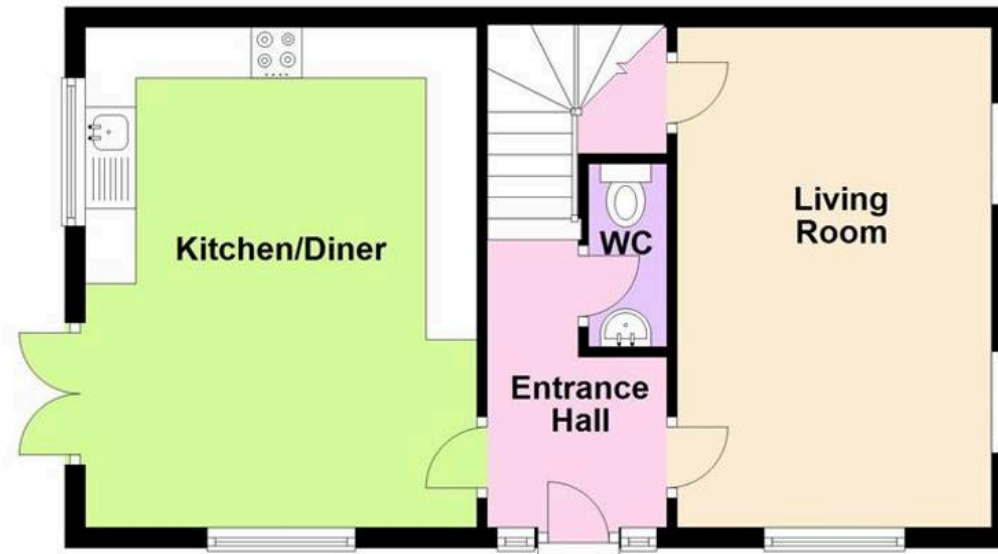
The front garden is laid to lawn with paved pathways.

Driveway

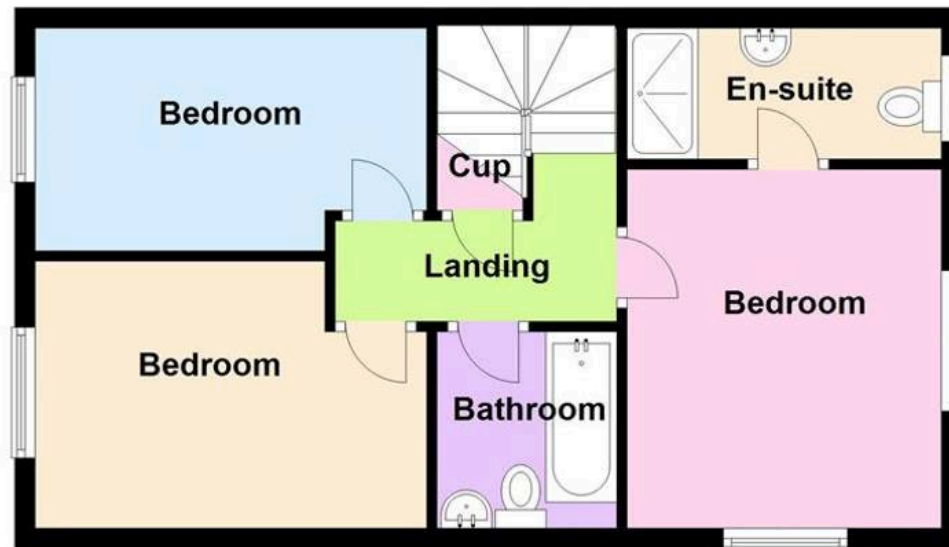
The tandem driveway provides off road parking for multiple vehicles located behind the property.



Ground Floor



First Floor





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