

Sinclair



75 Citron Avenue, Coalville

Offers Over £270,000

75 Citron Avenue

Coalville

This THREE BEDROOM DETACHED property comes to market in the popular commuter town of Coalville. In brief, the ground floor of the property comprises an entrance hall, downstairs w.c, kitchen/diner and a lounge. The first floor consists of three good sized bedrooms, a three piece en-suite shower room and a family bathroom, whilst the external of the property enjoys a private rear garden and a driveway that allows off road parking for multiple vehicles.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Detached Property
- Three Bedrooms
- En-Suite & Family Bathroom
- Off Road Parking
- Private Rear Garden
- Sought After Location



GROUND FLOOR

Entrance Hall

Having access to the kitchen/diner, lounge, downstairs w.c, timber effect laminate flooring and storage cupboard.

Cloakroom/W.C

Comprising a low level push button w.c, wash hand basin with mixer tap, built in storage and timber effect laminate flooring continuing from the entrance hall.

Lounge

17' 3" x 12' 3" (5.26m x 3.73m)

Having access to stairs rising to the first floor, uPVC bifold door leading to rear garden, uPVC window to front and timber effect laminate flooring continued from the entrance hall.

Kitchen/Diner

17' 3" x 9' 8" (5.26m x 2.95m)

Inclusive of a range of wall and base units, four ring gas hob with extractor fan over and splash back, built in oven and grill, sink and drainer unit and mixer tap, tiled flooring, inset down lights, uPVC double glazed windows to front and side and access to the utility cupboard.

FIRST FLOOR

Landing

Has access to three good sized bedrooms, family bathroom and an over stairs storage cupboard housing the gas central heating boiler.

Bedroom One

11' 8" x 9' 9" (3.56m x 2.97m)

Having uPVC double glazed windows to front and side, double sliding door fitted wardrobe and access to the en-suite.



En-Suite Shower Room

7' 4" x 4' 4" (2.24m x 1.32m)

Comprising of a low level push button w.c, wash hand basin with mixer tap, walk-in shower unit, laminate flooring, chrome heated towel rail and uPVC double glazed opaque window to side.

Bedroom Two

9' 9" x 12' 1" (2.97m x 3.68m)

Having uPVC double glazed windows to side and rear.

Bedroom Three

8' 3" x 7' 1" (2.51m x 2.16m)

Having a uPVC double glazed window to the front.

Family Bathroom

5' 6" x 6' 9" (1.68m x 2.06m)

Consisting of a low level push button w.c, wash hand basin with mixer tap, panelled bath with waterfall shower over, laminate flooring, heated towel rail and uPVC double glazed opaque window to rear.

Rear Garden

Having a paved patio seating area leading on to a well maintained lawn and a garden shed. The rear garden is also complimented by a brick block wall to front, timber fence panelling to side and rear and steps leading to the side gated access to the driveway.

Front Garden

Having lawned areas with central pathway leading to front door beneath a canopy porch with wall lighting.

Driveway

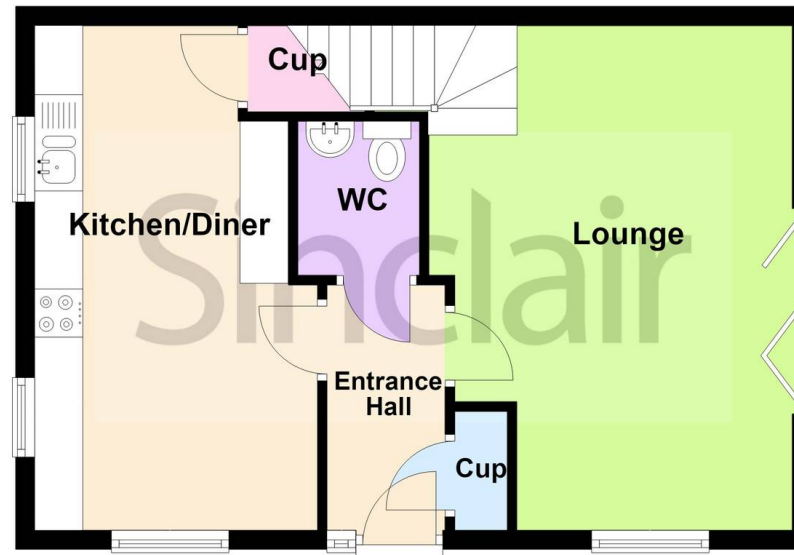
Having a tandem tarmacadam driveway offering off road parking for multiple vehicles along with a wall mounted EV charger.



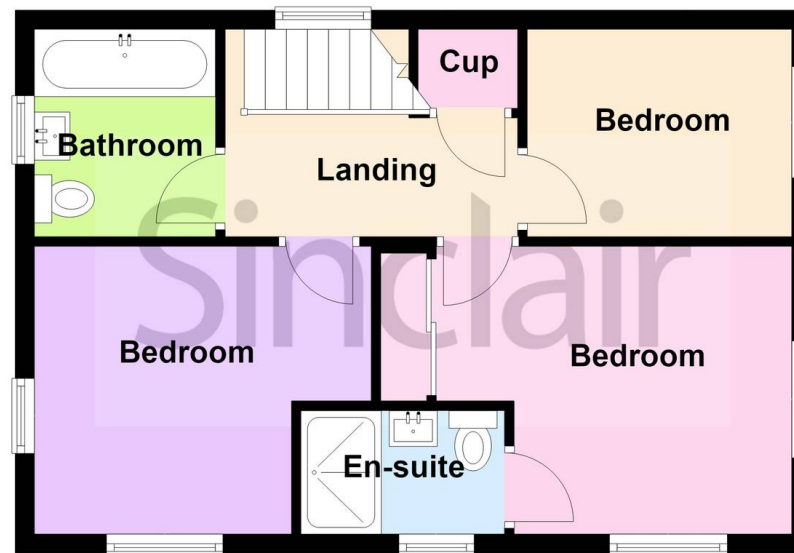




Ground Floor



First Floor





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