
Sinclair
23 Kestrel Avenue, Woodville
£165,000

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Woodville

Offered with VACANT POSSESSION AS OF 01/03/2027. This TWO DOUBLE BEDROOM MID TOWN HOUSE offering off road a parking and an integral garage comes to the market ideal for first time buyers and comprising a kitchen, L-shaped lounge/diner and two double bedrooms and a recently fitted three piece bathroom suite to the first floor. Externally, the property also enjoys a rear garden. Early viewings come highly advised in order to avoid disappointment.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two Double Bedrooms
- Lounge/Diner
- Ideal First-Time Purchase
- Garage & Parking
- Cul-De-Sac
- Vacant possession (01/03/2027)







GROUND FLOOR

Kitchen
7' 3" x 8' 0" (2.21m x 2.44m)
Inclusive of a range of wall and base units with rolled edge work surfaces, a freestanding gas cooker, space and plumbing for appliances, a sink and drainer unit with swan neck mixer tap, part ceramic tiled flooring, uPVC double glazed window to front and entered via a uPVC door to front.

Lounge/Diner
11' 4" x 15' 9" (3.45m x 4.80m)
Having uPVC framed French doors accessing the rear garden with adjacent uPVC double glazed window to rear and comprising ceiling rose and stairs rising to the first floor.

FIRST FLOOR

Bedroom
8' 8" x 12' 9" (2.64m x 3.89m)
Having two uPVC double glazed windows to rear and access to over stairs storage.

Bedroom
10' 0" x 8' 3" (3.05m x 2.51m)
Having uPVC double glazed window to front and having an airing cupboard housing in the gas fired heating boiler.

Bathroom
6' 7" x 6' 6" (2.01m x 1.98m)
This three piece suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, panelled bath with tiled walls and ceramic tiled flooring whilst featuring an electric shower over the bath and extractor fan, a chrome heated towel rail and an opaque uPVC double glazed window to front.







REAR GARDEN

Having a paved patio area and a well maintained lawn surrounded by timber close feather board fence panelling with a paved walkway bisecting the lawn.

Driveway

A tarmacadam drive sits adjacent to a stone shingled area giving way to the front door.

Garage

8' 0" x 16' 0" (2.44m x 4.88m)

Enjoying a fob controlled electric roller door and having both light and power.

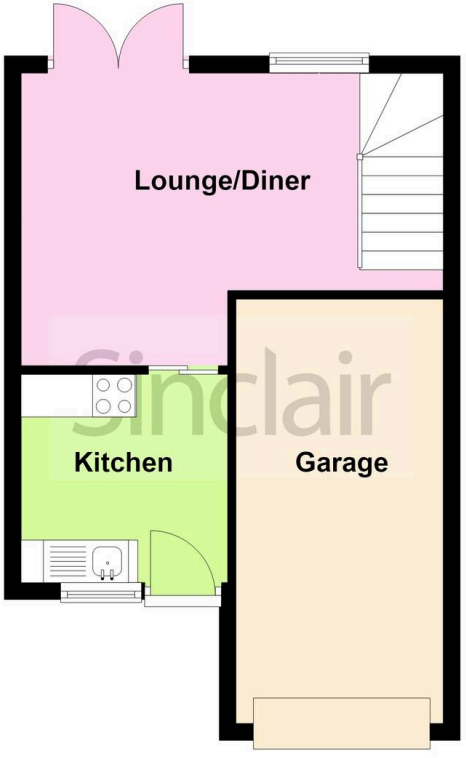






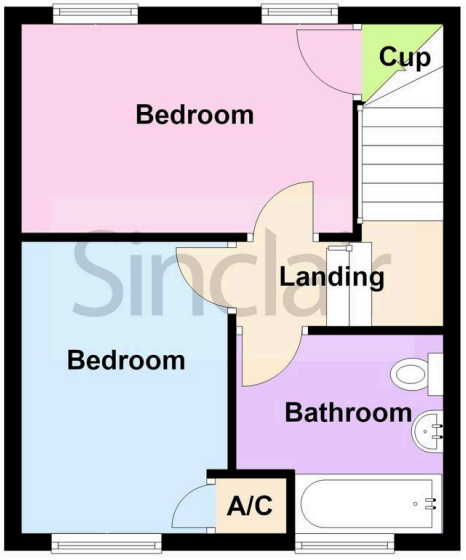
Ground Floor

Approx. 33.8 sq. metres (363.6 sq. feet)



First Floor

Approx. 29.7 sq. metres (320.2 sq. feet)





Sinclair Estate Agents

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

01530 838338

coalville@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

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