
Sinclair
5 Dove Road, Coalville
£225,000

5 Dove Road

Coalville

This modern THREE BEDROOM DETACHED HOME situated in CUL-DE-SAC location offering both convenience and a sense of community. The property features an entrance hall, bay fronted lounge, a contemporary fitted kitchen/diner to the ground floor. Three bedrooms and a family bathroom complete the accommodation to the first floor. Externally, the property offers a carport and driveway, ensuring ample off road parking along with a enclosed rear garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Modern Three Bedroom Detached
- Modern Fitted Kitchen/Diner
- Spacious Lounge
- Carport & Driveway
- Rear Garden
- Cul-De-Sac Location







GROUND FLOOR

Entrance Hall
Entered through a composite front door with radiator, pendant light, stairs rising to the first floor, access to w.c and lounge.

Lounge
12' 0" x 11' 4" (3.66m x 3.45m)
Having a double glazed bay window to front, timber effect laminate flooring, feature fireplace with a decorative surround, mantel piece and inset electric fire, pendant light, under the stairs cupboard and radiator.

Kitchen/Diner
10' 9" x 14' 8" (3.28m x 4.47m)
Having a range of wall and base units, four ring electric hob with extractor fan over, one and a half sink and drainer unit with swan neck mixer tap, breakfast bar, built in fridge/freezer, built in microwave and oven/grill, space and plumbing for appliances, tile effect vinyl flooring, uPVC double glazed windows to the rear, uPVC double glazed French doors that access the garden and uPVC double glazed side door.

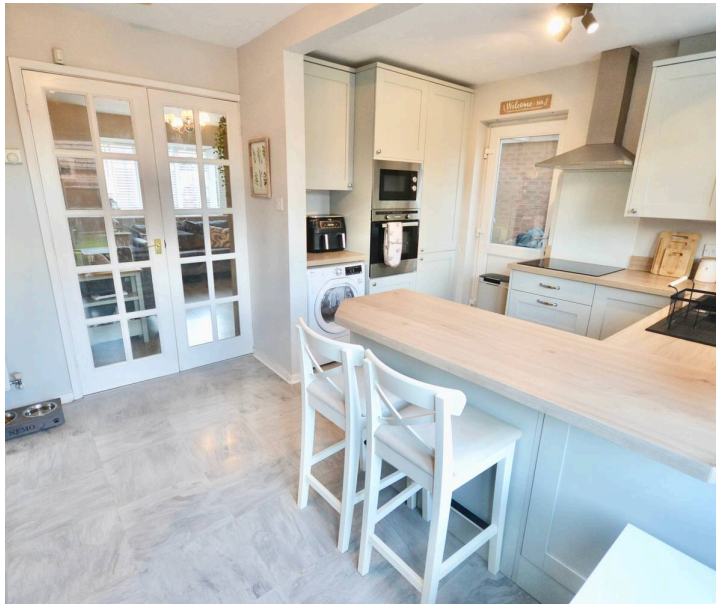
WC
5' 1" x 2' 4" (1.55m x 0.71m)
Having a low level flush w.c, wall mounted wash hand basin and timber effect flooring.

FIRST FLOOR

Landing
Stairs rising to the first floor gives way to three bedrooms, bathroom and storage cupboard, radiator, loft hatch access and pendant lighting.







Bedroom One
9' 7" x 12' 1" (2.92m x 3.68m)
Having uPVC double glazed window to front, radiator, timber effect laminate flooring and over the stairs storage cupboard.

Bedroom Two
7' 6" x 8' 7" (2.29m x 2.62m)
Having uPVC double glazed window to rear, radiator and pendant light.

Bedroom Three
7' 6" x 5' 9" (2.29m x 1.75m)
Having uPVC double glazed windows to the rear, radiator and pendant lighting.

Bathroom
6' 4" x 5' 6" (1.93m x 1.68m)
This three piece suite has a low level flush w.c, vanity wash hand basin with cupboard underneath, P shaped bath with thermostatic shower over and splash screen, tiled splashback and flooring, extractor fan, chrome heated towel rail and uPVC double glazed opaque window to side.







REAR GARDEN

To the rear is an enclosed garden, mainly laid to lawn with a paved patio area, timber pergola provides a covered seating area, whilst a further covered side area offers useful additional storage space, with double timber gates providing access. The garden is enclosed by timber fencing and also benefits from a timber shed.

FRONT GARDEN

The frontage is enclosed by low level timber fencing, with a gated side access leading to the rear garden.

Driveway

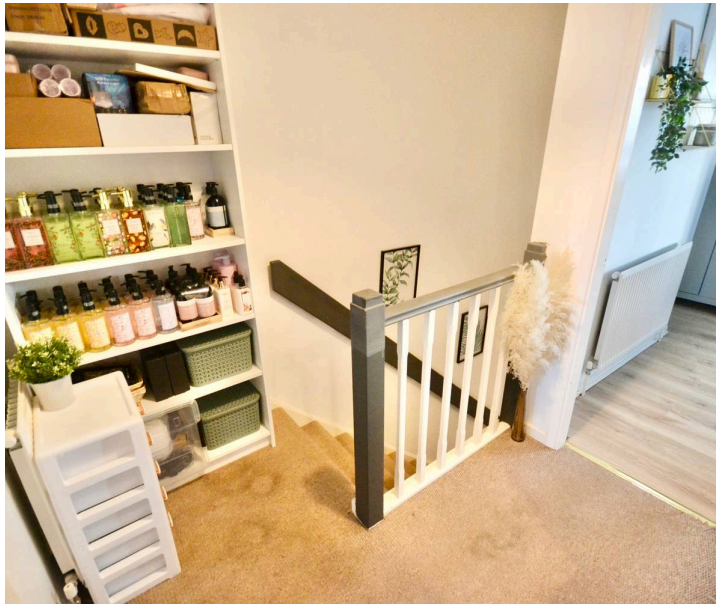
To the front of the property is a generous gravelled driveway providing ample off road parking with a further tarmacadam driveway to the side.

Car port

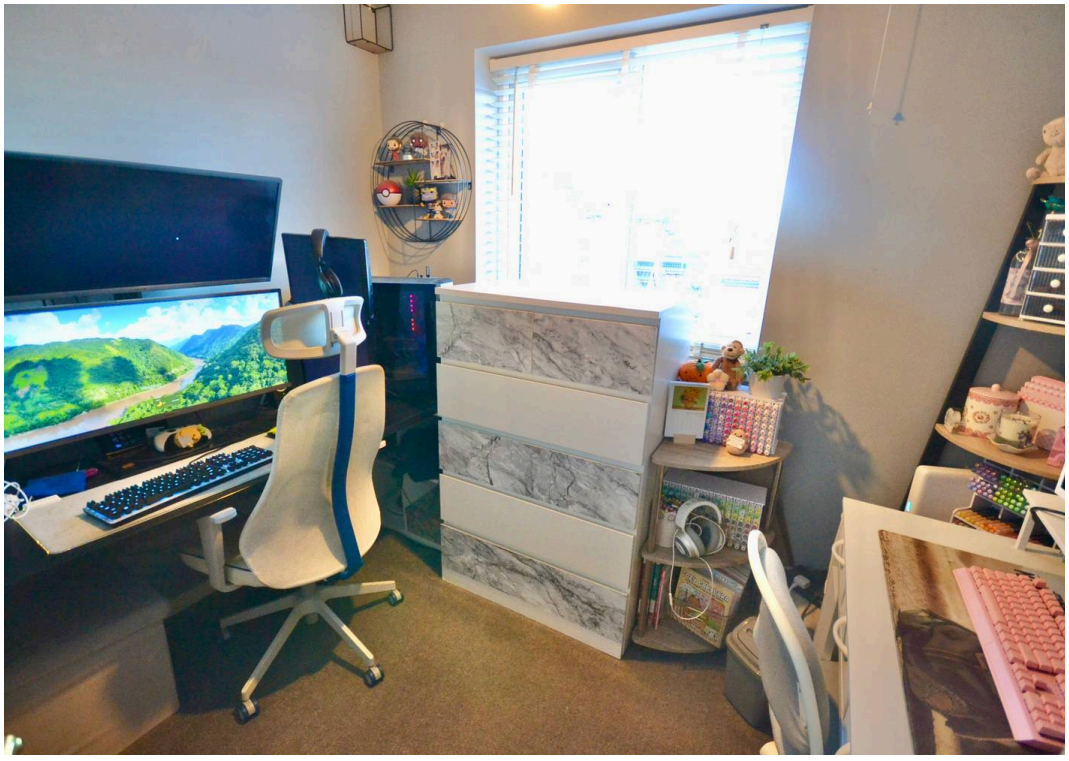
Having gated access from the driveway to further parking to the carport to the side of the property.

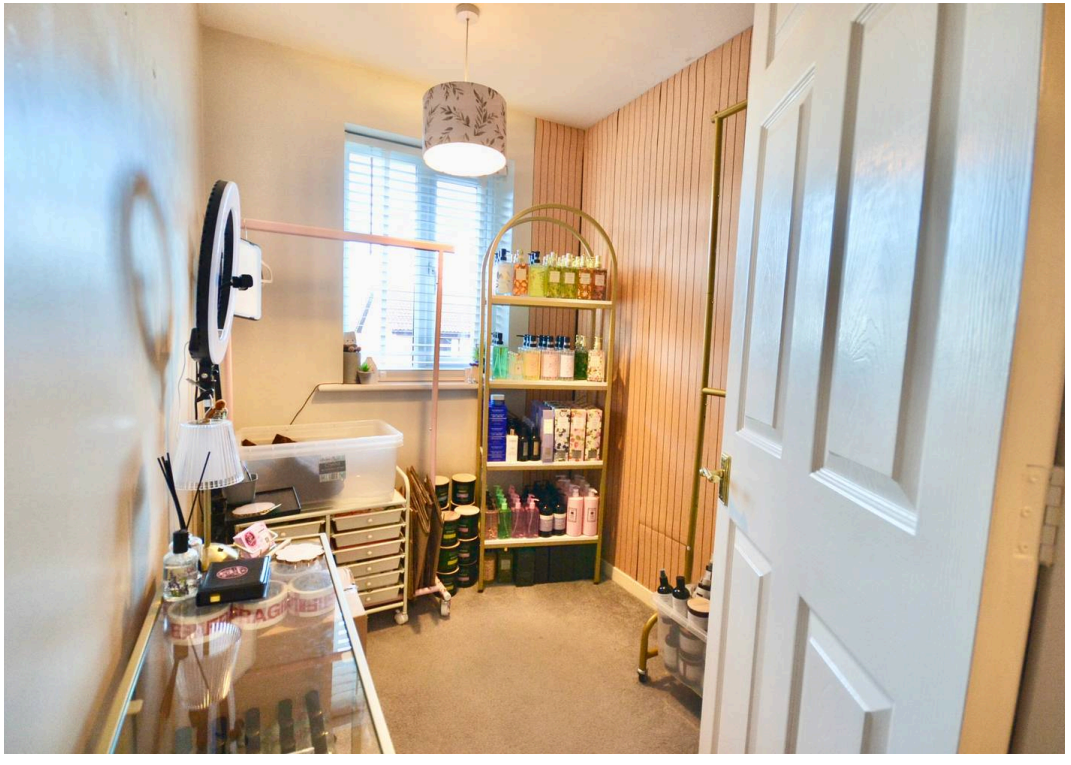
















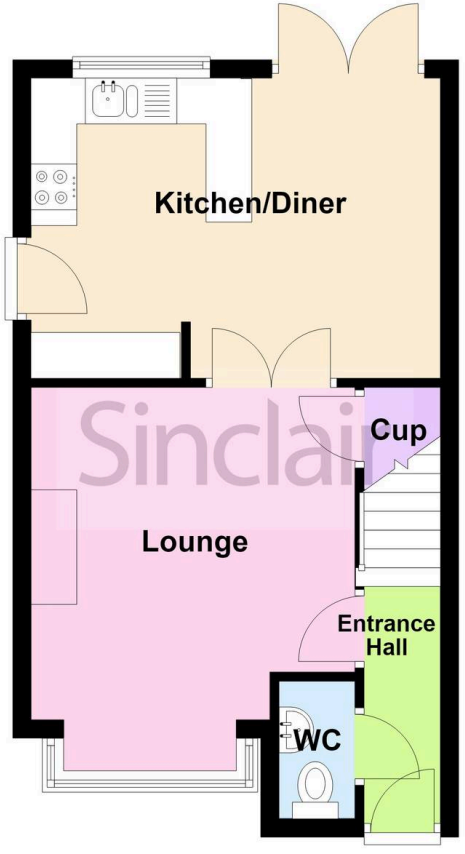






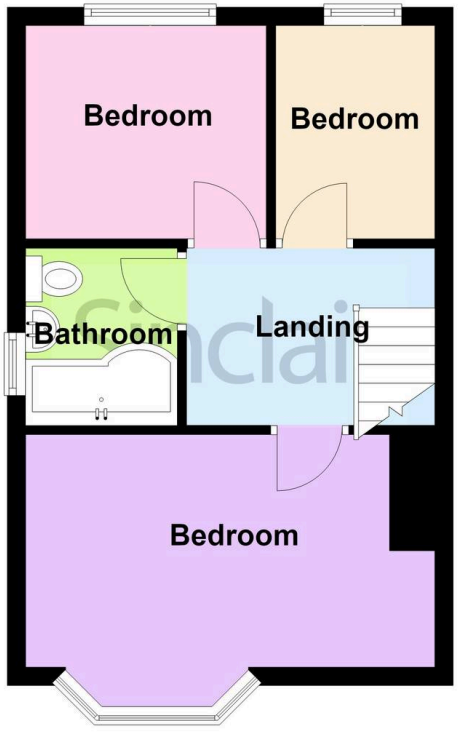
Ground Floor

Approx. 33.7 sq. metres (363.1 sq. feet)



First Floor

Approx. 31.6 sq. metres (339.8 sq. feet)





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.