



Sinclair

6 Drome Close, Coalville, Leicestershire, LE67 4QR

£1,050

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Property at a glance

- Semi-detached Home
- Driveway and Garage
- Utility Room
- Council Tax Band*:
- Three Bedrooms
- Living and Dining Rooms
- Available early February
- Price: £1,050

Overview

A lovely, modern, three bedroom semi-detached property situated in an ever popular residential location which offers well presented accommodation which comprises: entrance porch, living room, dining room, fitted kitchen, utility room and to the first floor there are three bedrooms and a family bathroom. Outside there is a driveway with access to the garage and an enclosed rear garden. Viewing highly recommended.

Location**

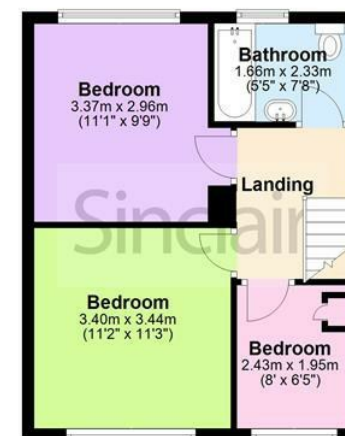


** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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Detailed Accommodation

GROUND FLOOR

Entrance Porch

Lounge

17'11" x 12'11" (5.48m x 3.96m)

Dining Room

8'5" x 9'4" (2.57m x 2.86m)

Kitchen

9'2" x 9'4" (2.81m x 2.86m)

Utility Room

7'2" x 13'5" (2.19m x 4.11m)

Garage

7'2" x 12'11" (2.19m x 3.96m)

FIRST FLOOR

Landing

Bedroom One

11'3" x 11'1" (3.44m x 3.40m)

Bedroom Two

9'8" x 11'0" (2.96m x 3.37m)

Bedroom Three

6'4" x 7'11" (1.95m x 2.43m)

Bathroom

7'7" x 5'5" (2.33m x 1.66m)

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

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Referral Fee Disclosure

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Thinking of Selling?

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