



Templars Way
Whitwick

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- A well-presented, semi-detached bungalow
- Spacious sitting room with access to Juliet balcony
- Modern fitted kitchen and conservatory
- Two good sized bedrooms
- Contemporary shower room
- Landscaped gardens with home office
- Newly laid driveway providing ample off road parking
- Popular village location close to local woodland
- EPC Rating D / Council Tax Band C / Freehold

General Description

Occupying an elevated position with enviable views over Whitwick and surrounding countryside. The Squirrels offers a move in ready home done to a lovely standard throughout.

In brief, a newly laid driveway providing adequate parking leads to double security gates and courtyard with steps to the entrance of the home. This opens into the covered porch utilised by the current owner as a home gym and covered walkway/utility room with access to the rear of the home.

The remainder of the home includes two bedrooms, family bathroom, kitchen, conservatory and sitting room with walk out Juliette balcony.

The outdoor space benefits from a purpose-built home office/library room, garden shed and a conveniently located access to the woodlands and nature walks behind the home.

Location

The village has a full host of local amenities and good schooling options with excellent transport links to nearby Leicester, Loughborough and Ashby-de-la-Zouch.

Accommodation Summary

Entrance Hall

Utility Room

7'4 x 5'1 (2.24m x 1.55m)



Hallway

Bedroom One

8'5 x 12'0 (2.57m x 3.66m)

Bedroom Two

9'7 x 9'6 (2.92m x 2.90m)

Bathroom

Sitting Room

16'0 x 11'4 (4.88m x 3.45m)

Kitchen

7'7 x 13'0 (2.31m x 3.96m)

Conservatory

9'1 x 9'4 (2.77m x 2.84m)

Home Office

7'7 x 10'4 (2.31m x 3.15m)

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch (01530) 413126.

Tenure

Freehold.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Local Authority

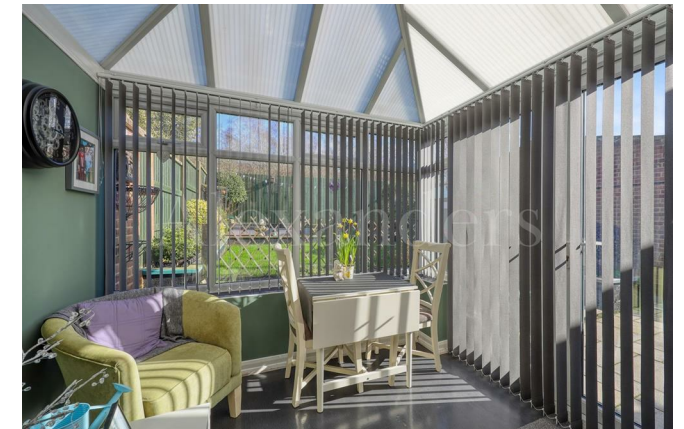
Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ (Tel: 01530 454545). Council Tax Band C.

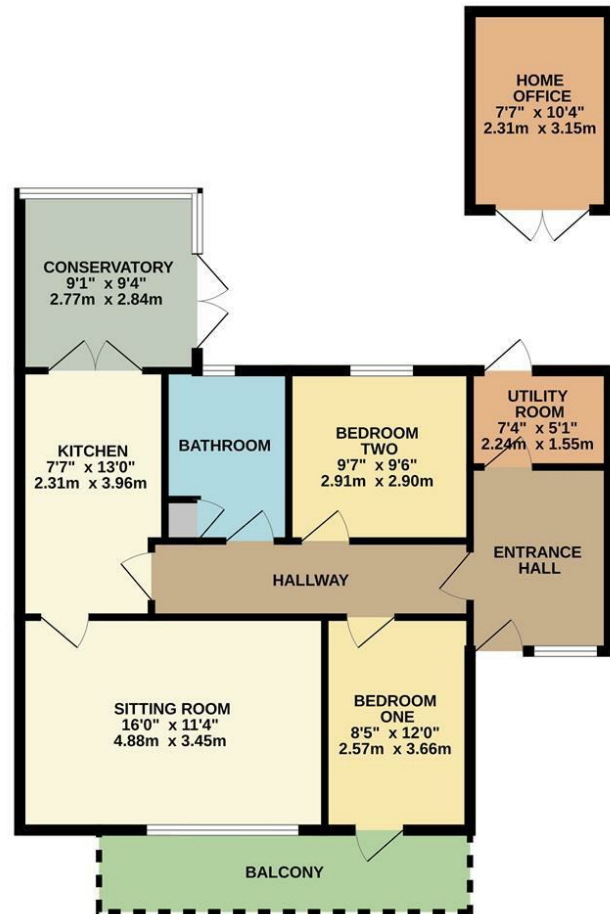
Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





TOTAL FLOOR AREA : 845 sq.ft. (78.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Alexanders

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 LE65 1AL

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 Email: ashby@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.
 Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.
 General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.