



Three Waters View

Whitwick



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- A beautiful contemporary detached home
- Clever split-level design
- Far reaching views
- Modern open-plan living/kitchen with bi-folds
- Underfloor heating throughout
- Two double bedrooms, dressing room and family bathroom
- Principal bedroom with ensuite
- Landscaped low maintenance rear gardens
- Driveway, single garage and additional visitor parking
- EPC Rating B / Council Tax Band D / Freehold

General Description

Alexanders of Ashby-de-la-Zouch are pleased to offer to the market this cleverly designed house which has been finished to a high specification and is beautifully presented throughout.

Entering into the spacious hallway which has a light and airy feel with the addition of a Velux window over the void space to bring in an abundance of natural light there are two double bedrooms and family bathroom, the principal bedroom has its own ensuite facilities and there is also a further dressing room/study.

A glass and oak balustrade staircase leading to the lower ground floor which offers underfloor heating throughout. There is a well-appointed open plan living/dining/kitchen with granite worktops and integral appliances including a wine fridge. There is also a cinema room, utility, and downstairs WC.

Outside, the garden, is a seamless continuation of the ground floor living space via the bi-fold doors with its generous patio area, ideal for outside dining or entertaining and continues down to a generous lawn area. There is also the benefit of its very own piece of the surrounding woodland. The front aspect offers two parking spaces leading to an integral single garage along with an additional parking space located just across the way, ideal for the visitors.

Location

Whitwick has a good range of amenities in the village, and is ideally situated for commuting to Loughborough, Leicester, and Ashby-de-la-Zouch. There is wider commuter access to the cities of Birmingham, Nottingham and London and their associated airports via the excellent road and rail networks. The property is within close proximity to excellent country walks with both Grace Dieu and Cademan Woods nearby. There is also a choice of access to exceptional independent schools in all directions.





Accommodation Summary

Entrance Hall

Bedroom One

10'0 x 10'2 max (3.05m x 3.10m max)

Ensuite

Bedroom Two

9'9 x 10'8 max (2.97m x 3.25m max)

Bathroom

Dressing Room/Study

6'9 x 11'9 max (2.06m x 3.58m max)

Garage

9'7 x 18'3 (2.92m x 5.56m)

Lower Ground Floor

Living/Kitchen/Dining Room

31'1 x 18'4 max (9.47m x 5.59m max)

Cinema Room (Inner Room)

10'9 x 10'7 (3.28m x 3.23m)

Utility Room

8'3 x 5'4 (2.51m x 1.63m)

W/C

Viewings

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

Tenure

Freehold. Maintenance charge - £137.00 per annum.

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 D.

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 : 1424 sq.ft. (132.3 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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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.

