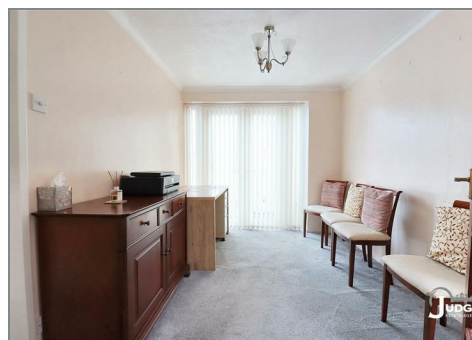




PETERFIELD ROAD WHITWICK



- THREE BEDROOM DETACHED HOUSE
- EYE-CATCHING REAR GARDEN
- HIGHLY SOUGHT AFTER LOCATION

- CONSERVATORY
- AMPLE OFF ROAD PARKING
- COUNCIL TAX BAND - C

Asking price £295,000

<https://www.judgeestateagents.co.uk>



Set on a well-proportioned plot within this popular area, the three bedroom detached property is within easy reach of a host of local amenities as well as a selection of local schools, the property in brief benefits from an Entrance Hall, Living Room, Dining Room, Conservatory, Kitchen, First Floor Landing, WC, Shower Room and Three Bedrooms. There is an eye-catching rear garden and from the front there is ample off road parking that leads alongside the property where there is a Car Port that then leads to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

There are stairs that lead to the first floor landing, windows to the front and side aspects, radiator, fitted cupboard and doors that lead to:

LIVING ROOM

14'4 into bay x 11'11 (4.37m into bay x 3.63m)
Benefiting from a bay fronted window, window to the side aspect, power points, radiator, TV point, log burner and door that leads to:

DINING ROOM

11'5 x 8'4 (3.48m x 2.54m)
Having a window to the side aspect, radiator, power points, door to the Kitchen and patio door to:

CONSERVATORY

12'9 x 10'5 (3.89m x 3.18m)
Benefiting from windows to the side and rear aspects, power points and patio doors to the rear garden.

KITCHEN

11'4 x 9'10 (3.45m x 3.00m)
There are a range of wall and base units with work surfaces, sink with mixer tap and drainer, integral oven, microwave, hob, integral dishwasher, windows to the side and rear aspects, power points and a heated towel rail.

FIRST FLOOR LANDING

With a window to the side aspect, airing cupboard and doors that lead to:

PRIMARY BEDROOM

13'3 into bay x 11; (4.04m into bay x 3.35m;)
Benefiting from a bay fronted window, radiator, power points, window to the side aspect and built in wardrobe.

BEDROOM

10'10 x 9'11 (3.30m x 3.02m)
There are windows to the rear and side aspects, radiator, power points and built in wardrobes.

BEDROOM

8'6 x 7'6 (2.59m x 2.29m)
Having a window to the front aspect, radiator, power points and loft access.

WC

Comprising a low level WC and a Window to the side aspect.





SHOWER ROOM

Comprising a low level Wash hand basin, Walk in Shower, Window to the rear aspect, Heated towel rail and Complimentary tiling.

REAR GARDEN

There is a patio that leads to a mainly laid to lawn garden having borders home to a number of shrubs and plants.

PARKING

From the front there is ample off road parking that leads alongside the property where there is a car port that proceeds to the rear lending access to:

GARAGE

Benefiting from an up and over door.

WHITWICK

The location provides fantastic transport links to Loughborough, Leicester and Nottingham via quick and easy access to the A511 and M1 motorway network. There is exceptional surrounding countryside on the doorstep -



Bardon Hill is within easy reach, with its walk up to the highest point in Leicestershire offering stunning views over the neighbouring counties.

VIEWING

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

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.

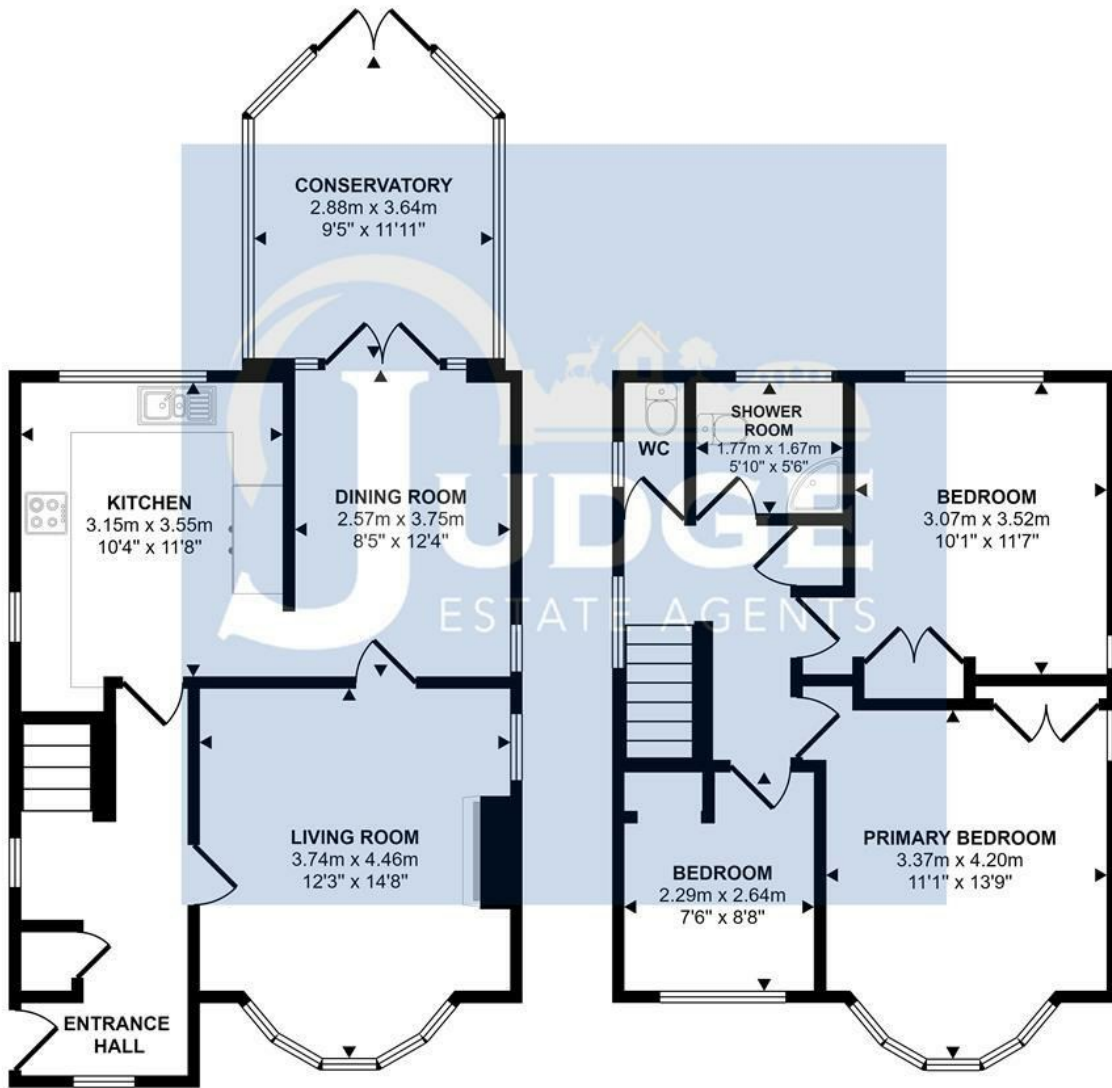
MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we



Approx Gross Internal Area
102 sq m / 1096 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	81
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

