



15 Crusader Close
Whitwick, Coalville, LE67 5BX

£265,000

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Brief Description

BEAUTIFULLY PRESENTED AND IDEALLY LOCATED on the peaceful cul-de-sac of Crusader Close at the edge of Whitwick village, this extended semi-detached house offers a delightful blend of modern living and comfort. The property boasts THREE WELL PROPORTIONED BEDROOMS, a stylishly updated bathroom, a sunlit westerly facing rear garden, and a DETACHED DOUBLE GARAGE.

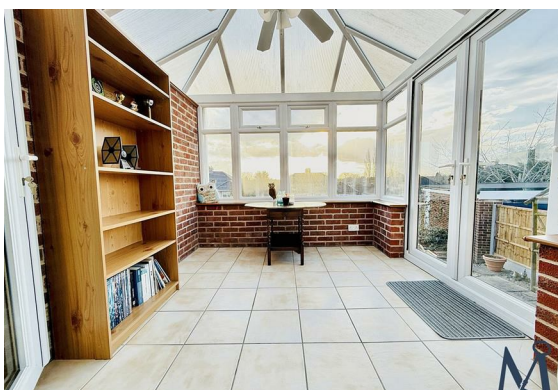
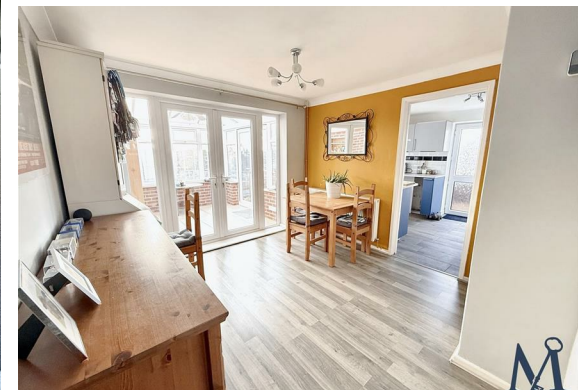
As you enter, you are greeted by a BRIGHT AND INVITING ENTRANCE HALL that leads to a spacious living room, featuring a large front window and ceiling coving. The living area flows into the dining room, which is adorned with laminate flooring and further enhanced by French doors that open into a charming conservatory. This brick and double-glazed space is perfect for enjoying the SUNLIT REAR GARDEN.

The kitchen is equipped with a range of MODERN wall and base units, complete with an integrated oven and grill, ample space for a fridge freezer along with space and plumbing for a washing machine. The metro tiled splashback and tiled flooring add a CONTEMPORARY TOUCH, while a door conveniently leads to the garden.

Upstairs, the landing provides access to the loft and an airing cupboard housing a WORCESTER BOSCH COMBINATION BOILER. The three bedrooms are generously sized, with the master bedroom featuring a built-in wardrobe and matching chest of drawers. The family bathroom is a MODERN THREE PIECE SUITE, showcasing an 'L' shaped bath with a mixer tap and shower, a vanity hand wash basin, and stylish tile walls.

Externally, the rear GARDEN IS A SUN-DRENCHED HAVEN, complete with a paved patio, lawned area, and planted borders, all enclosed by a secure fence. The front garden is gravelled with attractive shrubs, while the large tarmac driveway offers OFF-ROAD PARKING FOR SEVERAL VEHICLES and leads to a detached double garage, equipped with light and power supply.

Potentially available with no upward chain, this property is a must-see for those seeking a well-appointed home in a peaceful setting.





ON THE GROUND FLOOR

Entrance Hall

Living Room
16'6" x 11'3" (5.03m x 3.43m)

Dining Room
10'4" x 11'5" (3.15m x 3.48m)

Conservatory
8'3" x 9'3" (2.51m x 2.82m)

Kitchen
9'2" x 10'10" (2.79m x 3.30m)

ON THE FIRST FLOOR

Landing

Bedroom 1
9'9" x 11'4" (2.97m x 3.45m)

Bedroom 2
10'4" x 10'10" (3.15m x 3.30m)

Bedroom 3
8'2" x 8'0" (2.49m x 2.44m)

Bathroom
8'10" x 5'4" (2.69m x 1.63m)

ON THE OUTSIDE

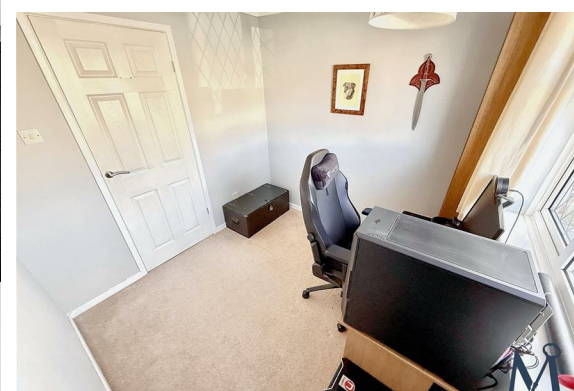
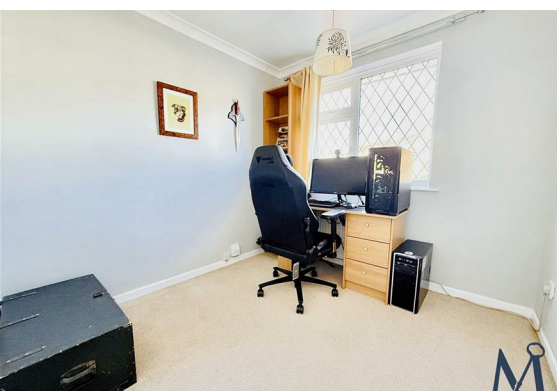
Front Garden

Rear Garden

Driveway

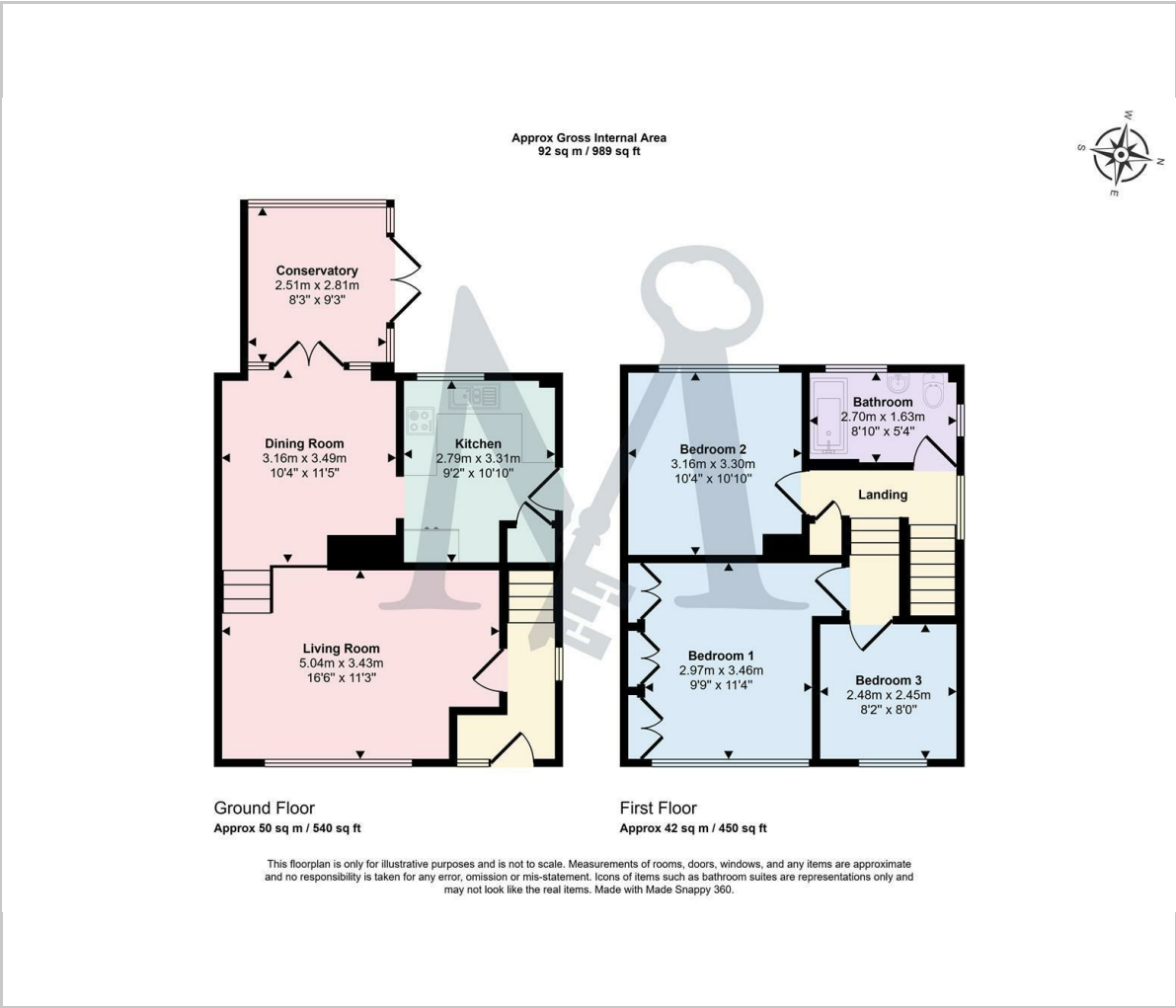
Double Garage







Floor Plan



Viewing

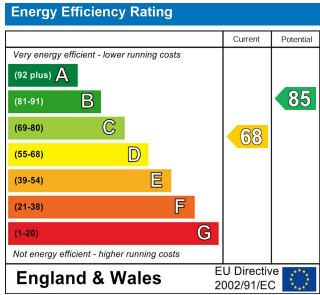
Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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