



121 Silver Street  
Whitwick, Coalville, LE67 5EX

£145,000



## Brief Description

Situated on Silver Street in the popular village of Whitwick, this **DELIGHTFUL** two-bedroom mid-terrace house presents an **EXCELLENT OPPORTUNITY** for first-time buyers and investors alike. The property boasts a well-thought-out layout that maximises space and functionality.

Upon entering, you are welcomed into a cosy **LIVING ROOM**, featuring a UPVC front access door, a meter cupboard, and tasteful picture railing. This inviting space flows seamlessly into the **OPEN-PLAN** dining area, which is adorned with a dado rail and provides access to the staircase leading to the first floor. The dining area is thoughtfully designed to accommodate both dining and living arrangements, making it a versatile space for various lifestyles.

At the rear, the **MODERN KITCHEN** is equipped with a range of stylish wall and base units in a cream gloss finish. It includes an integrated oven, ample space and plumbing for a washing machine, and room for an American fridge/freezer. The kitchen is further enhanced by tiled flooring and splashbacks, along with a window that overlooks the garden and an opaque rear door providing access to the outdoor space.

Upstairs, the landing leads to two **GENEROUSLY SIZED** double bedrooms. The first bedroom features two front-facing windows, allowing for plenty of natural light, while the second bedroom includes a built-in cupboard and loft access. The **BATHROOM** is fitted with a three-piece white suite, comprising a bath with an electric shower overhead, a WC, and a hand basin, all complemented by a tiled shower surround and vinyl flooring.

Outside, the **REAR GARDEN** offers a peaceful retreat, with steps leading to a paved patio area, while the majority of the garden is laid to lawn, perfect for outdoor relaxation or entertaining. The property also benefits from on-road **PARKING**, adding to its convenience. With local amenities just a stone's throw away, this home is ideally situated for both comfort and accessibility.





## ON THE INSIDE

### Living Room

12'2" x 11'11" (3.71m x 3.63m)

### Dining Area

11'10" x 11'3" (3.61m x 3.43m)

### Kitchen

10'4" x 8'2" (3.15m x 2.49m)

## ON THE FIRST FLOOR

### Landing

### Bedroom 1

15'4" x 11'9" (4.67m x 3.58m)

### Bedroom 2

10'4" x 14'7" (3.15m x 4.45m)

### Family Bathroom

4'9" x 8'4" (1.45m x 2.54m)



## ON THE OUTSIDE

### Rear Garden



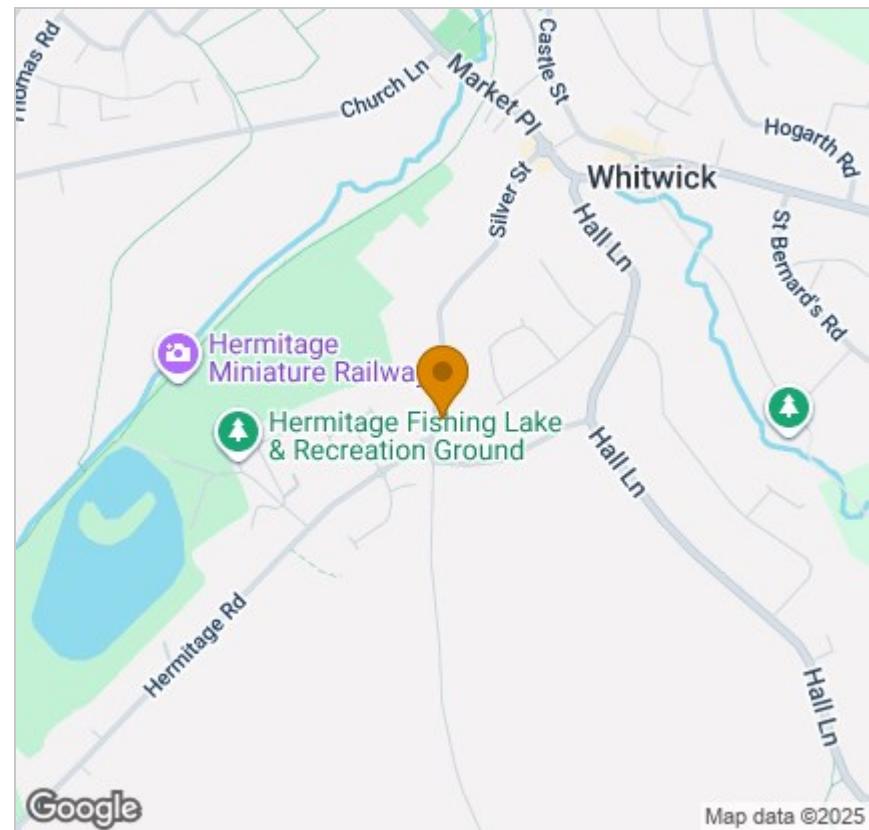
## Floor Plan



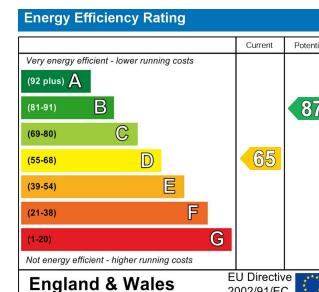
## Viewing

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

## Area Map



## Energy Efficiency Graph



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