



Farndale, Whitwick

Coalville, Leicestershire, LE67 5BQ

NEWTONFALLOWELL



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£285,000

FIVE BEDROOM DETACHED HOUSE EXTENDED TO SIDE AND REAR Newton Fallowell has pleasure in bringing to market this substantial detached house with flexible accommodation, driveway to the front and rear garden. Ideally situated for local amenities, schools, road links to surrounding villages and motorway networks. The accommodation comprises; Porch & Hall, Reception One, Reception Two, Kitchen, Lobby, Reception Room/Bedroom Five, Wet Room/Shower Room, Main Reception and to the First Floor there are Four Bedrooms and a Bathroom. **CONTACT NEWTON FALLOWELL ON 01530 810033 TO ARRANGE A VIEWING**

Porch

Double glazed window and door to the front elevation, open to hall.

Hall

Central heating radiator, stairs rising to first floor and under-stairs cupboard.



Reception Room One

7'3" x 10'8"/14'0" (2.21m x 3.27m/4.29m)

Double glazed window to the front elevation and central heating radiator.

Reception Room Two

10'5" x 9'7"/11'3" (3.19m x 2.93m/3.44m)

Double glazed window to the rear elevation and central heating radiator.

Kitchen

17'1" x 8'9"/11'0" (5.23m x 2.69m/3.37m)

Fitted with a range of wall and base units, worktops, sink and drainer unit with mixer tap, plumbing for washing machine, cooker point, tiled flooring, central heating radiator, double glazed window to the rear elevation, two built-in cupboards and open to lobby.

Lobby

Double glazed door to garden, fitted cupboard and door to reception room three/bedroom five.

Reception Room Three/Bedroom Five

10'3" x 11'0" (3.14m x 3.36m)

Double glazed window to the side elevation, central heating radiator, built-in cupboard and door to wet room/shower room.

Wet Room/Shower Room

Tiled floors and walls, shower, low level w.c., wash hand basin, ladder-style central heating radiator and double glazed window to the rear elevation

Main Reception

12'11" x 14'6" (3.96m x 4.42m)

Triple glazed window to the front elevation and central heating radiator.

Landing

Airing cupboard housing boiler.

Bedroom One

11'6" x 11'5" (3.52m x 3.49m)

Triple glazed window to the front elevation and central heating radiator.

Bedroom Two

6'10" x 10'11" (2.09m x 3.35m)

Triple glazed window to the rear elevation and central heating radiator.

Bedroom Three

7'3" x 17'4" (2.22m x 5.29m)

Double glazed window to the rear elevation, velux window to the front and central heating radiator.

Bedroom Four

7'11" x 7'4" max (2.42m x 2.26m max)

Triple glazed window to the front elevation and central heating radiator.

Bathroom

Bath, wash hand basin, low level w.c., ladder-style central heating radiator, tiled walls, ceiling spotlights and double glazed window to the rear elevation.

Outside

Front

Off road parking for three cars.

Rear

Patio with steps down to further patio, lawn and borders.

Please Note

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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Data Protection

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FLOOR PLANS (if shown)

Floor plan is not to scale but meant as a guide only.







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	71 → 79
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales <small>EU Directive 2002/91/EC</small>	
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 <small>EU Directive 2002/91/EC</small>	

From our NEWTON FALLOWELL office in the heart of COALVILLE: Turn right. At the crossroads/traffic lights go straight on into Memorial Square and Mantle Lane. Continue to the roundabout with the A511 bypass. Go straight on into Thornborough Road. In a short distance, this road becomes Brooks Lane, carry on this road until you come to the T-Junction and then turn left onto Talbot Street, right onto Carter Dale and then right onto Farndale where the property can be found.



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