



14 Rosemary Crescent, Whitwick, Leicestershire, LE67 5GT

HOWKINS &  
HARRISON



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Whitwick,  
Leicestershire, LE67 5GT

Guide Price: £235,000

Located within a quiet development, this three bedroom detached bungalow occupies a generous plot and is offered to the market with no upward chain.

The bungalow briefly comprises:- a fitted breakfast/kitchen, good size reception lounge, three bedrooms and a three piece shower room. Externally there is a low maintenance , driveway providing ample off road parking leading to the rear garden with paving and outbuildings.

### Features

- Three bedroom, detached bungalow
- Good size reception lounge
- Fitted breakfast kitchen
- Generous rear garden and off road parking
- Offered to market with no upward chain
- Located on a quiet development





## Location

Whitwick is a large village bordering Thringstone and Coalville to the north-east of the A511, the principal trunk road connecting the A42 dual carriageway at Ashby de la Zouch with the M1 motorway corridor at junction 22, providing further road links to Leicester and north to Loughborough, Nottingham and Derby. The village offers a range of local amenities and facilities including post office, village store, public houses, takeaway restaurants and the nearby leisure centre, together with excellent opportunities for walkers and country lovers with Grace Dieu and Cademan Woods close by. Whitwick is also well served for schooling, with three pre-schools, two junior schools along with a High School all within a few minutes walking distance of the property.



## Accommodation Details

Set back from the road, the side entrance door leads into the main hall where all of the living accommodation can be accessed. To the right hand side are bedrooms two and three, bedroom two is a good sized double bedroom that offers views over the rear garden whereas the third room is quite versatile and could be a single bedroom or home office/study. Overlooking the front elevation are two large rooms, the first of which is the main reception lounge providing ample space for seating and the second being the largest of the three bedrooms. A fitted breakfast kitchen occupies the back of the bungalow and offers a range of storage as well as providing space for free standing appliances. To complete the accommodation is a three piece shower room.

## Outside

Externally the property has the benefit of low maintenance front and rear gardens, from the front there is off road parking for a number of vehicles. A gate to the side provides access into the private, rear garden with paving and outbuildings.

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01530-410930 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

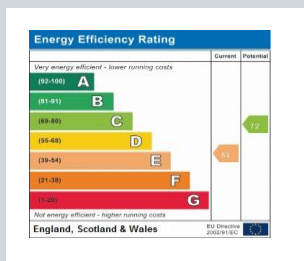
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

## Council Tax

Band -C



## Howkins & Harrison

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## Ground Floor



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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