



63 Thomas Road, Whitwick, Leicestershire, LE67 5FY

HOWKINS &
HARRISON

63 Thomas Road,
Whitwick,
Leicestershire, LE67 5FY

Asking Price: £270,000

This three bedroom detached home can be found within a popular development in the Leicestershire village of Whitwick and offers an array of living accommodation set out over two floors. On the ground floor you will find two good sized reception rooms alongside a sizeable conservatory and fitted kitchen. To the first floor there are three bedrooms, a family bathroom and an en-suite shower room. Externally is a single garage, off road parking and landscaped gardens.

Features

- Well presented detached home
- Two generous reception rooms
- Fitted kitchen
- Principal bedroom with en suite
- Integral garage and off road parking
- Landscaped rear gardens



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

Approached over a tarmacadam driveway, the property allows entry through a traditional front door and opens up into an entrance porch. From here and overlooking the front elevation you will find the reception lounge which is the first of two good size reception rooms, the second comes in the form of a dining room that opens into a sizeable conservatory that could be used as a modern open plan living/dining room or third reception. To complete the ground floor there is a fitted kitchen that benefits from a range of floor and wall mounted units as well as space for freestanding appliances.

First floor

The staircase rises from the inner hallway onto the first floor landing, doors lead off to all three bedrooms and the family bathroom. Bedroom one is located to the rear and offers views of the landscaped rear gardens as well benefiting from a three piece en suite shower room. Bedrooms two and three are also generous in size and are serviced by the three piece family bathroom.

Outside

Externally the property benefits from an attached single garage with further off street parking. The gardens have been landscaped with steps rising to lawn and maturing shrub and flower beds. A block paved patio provides space for seating and entertaining.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 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

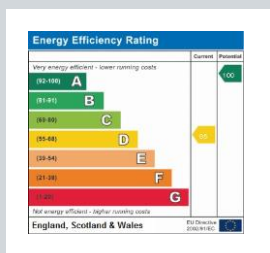
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

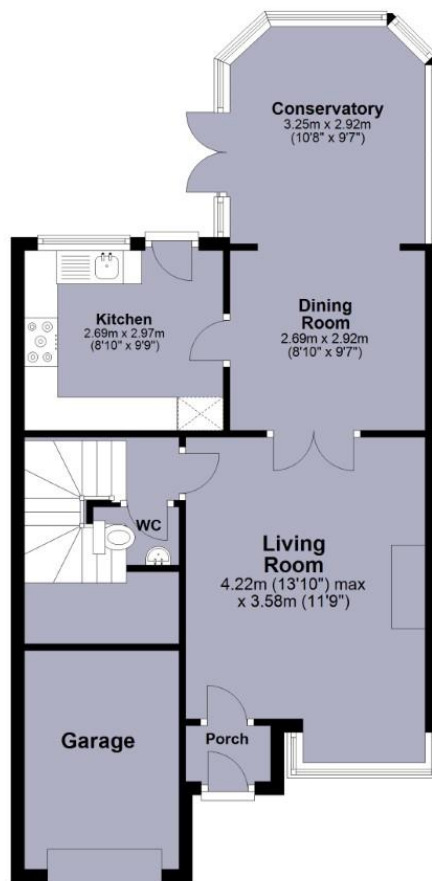
North West Leicestershire District Council - 01530 454545

Council Tax

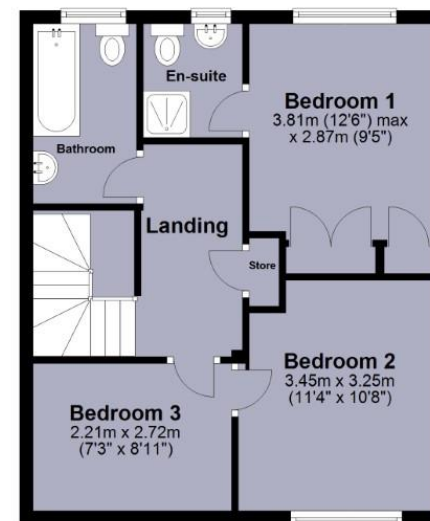
Band -C



Ground Floor



First Floor



Howkins & Harrison

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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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