



13 Crusaders Close, Whitwick, Leicestershire, LE67 5BX

Guide Price £250,000

Offering spacious living accommodation totalling over 1000sqft arranged over two floors, this three bedroom semi-detached property is an ideal family home. Located within the popular village of Whitwick with easy access to main road commuter links and amenities. In brief the property comprises, entrance hall with doors off to the kitchen and bay fronted sitting room, separate dining room and brick built conservatory. To the first floor there are three good sized bedrooms and a modern family bathroom. Externally there is ample off road parking to the side as well as detached garage and a tiered, landscaped rear garden with large patio.

58 Market Street, Ashby de la Zouch, Leicestershire LE65 1AN

Telephone 01530 410930

Email ashbyproperty@howkinsandharrison.co.uk

Website howkinsandharrison.co.uk

Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

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 - GROUND FLOOR

A traditional doorway to the front elevation leads directly into the entrance hallway where you will find a single flight staircase and door leading into the ground floor living accommodation. Overlooking the front garden is a generously sized bay fronted sitting room, a staircase to the rear leads down into a separate dining area with sliding doors that open into a versatile conservatory offering views that stretch out across the surrounding village. To complete is a fitted kitchen benefitting from a range of floor and wall mounted kitchen units with space for appliances.

FIRST FLOOR

From the main entrance hallway the property rises to a split level first floor where all three bedrooms can be found as well as the main family bathroom. Bedroom one is a sizeable double bedroom and overlooks the front elevation whereas bedroom two another good sized double room can be found to the rear. The third bedroom is a generous single bedroom, ideal for a child but would also work well as a dressing room, study or nursery.

OUTSIDE

Outside the property benefits from ample off road parking in the form of a large concrete driveway, a single garage allows for one further parking space or storage. Gated access to the side leads into a tiered rear garden that benefits from a large patio area and lawned garden with surrounding borders.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison

Tel:01827-718021 Option 1

Tel:01530-410930 Option 1

Daventry- Tel:01327-316880.

Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax

Band - B

Tenure & Possession

The property is freehold with vacant possession being given on completion

Agents Note

Additional information about the property, including details

of utility providers, is available upon request. Please contact the agent for further details.

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. We are advised that mains water, drainage and electricity are connected to the property. The central heating is gas fired and Virgin Media is the current broadband provider.

Floorplan

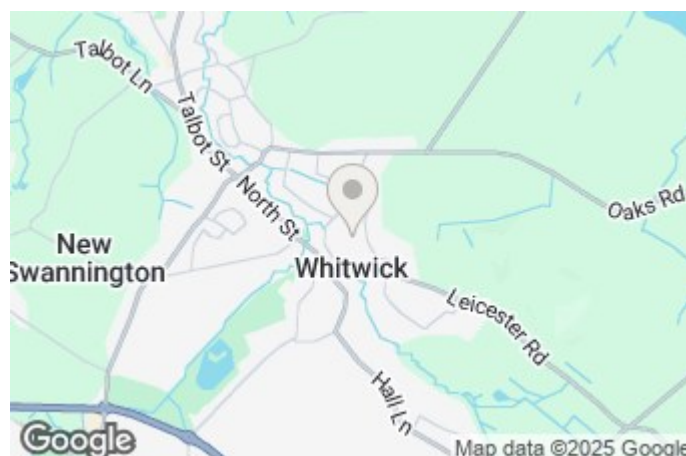
Howkins & Harrison prepare these plans for reference only. They are not to scale.

Additional Services

Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.

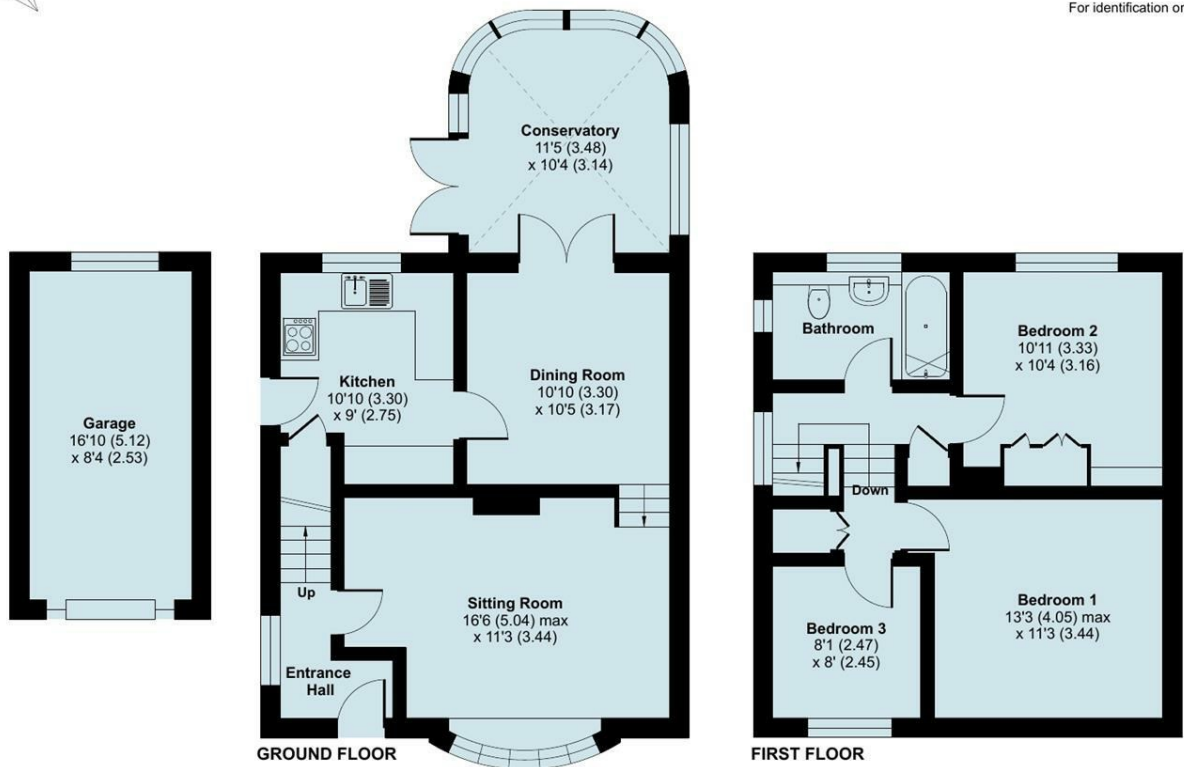
Important Information

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.



Crusader Close, Whitwick, Coalville, LE67

Approximate Area = 1040 sq ft / 96.6 sq m
Garage = 139 sq ft / 12.9 sq m
Total = 1179 sq ft / 109.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Howkins & Harrison. REF: 1271170.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
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		
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