

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, sans-serif font.

111 North Street, Whitwick, Leicestershire, LE67 5HB

£212,000

01530 838338 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Views Towards Cademan Woods
- No Upward Chain
- Three Bedroom Semi
- Open Plan Ground Floor
- Private Rear Garden
- Garage
- Council Tax Band\*: B
- Price: £212,000

## Overview

\* OFFERED WITH NO UPWARD CHAIN \* This THREE BEDROOM SEMI DETACHED family home in a elevated position comes to the market enjoying an elevated position set back from the ever popular North Street in the commuter village of Whitwick. The property benefits from an open-plan ground floor, an additional W.C to the ground floor and a detached garage whilst featuring three good sized bedrooms and the family bathroom to the first floor. EPC RATING E.

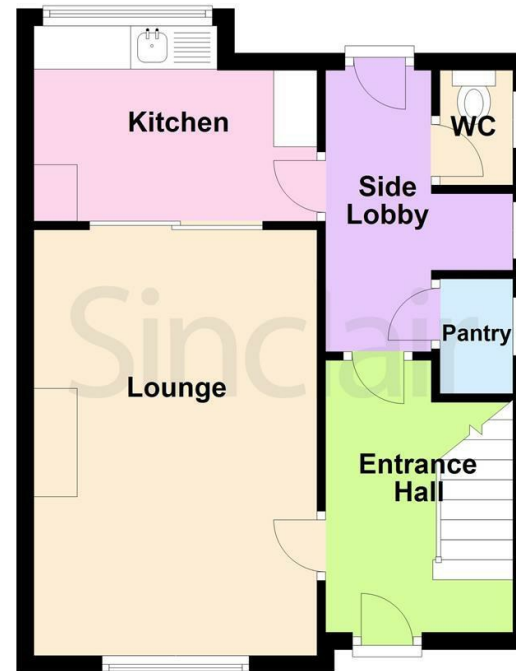
## Location\*\*

The village of Whitwick is one of North West Leicestershire's best kept secrets as it borders the renowned Charnwood Forest and some of the county's most scenic countryside. It has a selection of public houses, the Hermitage Leisure Centre featuring a nine hole golf course and fishing lake, two primary schools, park, post office, shops, a supermarket and several churches. As well as bordering Charnwood, Whitwick is also home to Holly Hayes wood, Gracedieu woods and High Cademan which all provide attractive countryside walks and wildlife. An old winding wheel can still be seen at the foot of Leicester Road, erected as a monument to Whitwick's mining past following the closure of the colliery. Nearest Airport: East Midlands (10.4miles) Nearest Train Station: Loughborough (8.8 miles) Nearest Town: Coalville (1.4 miles) Nearest Motorway Access: M1 (J23) A/M42 (J13)

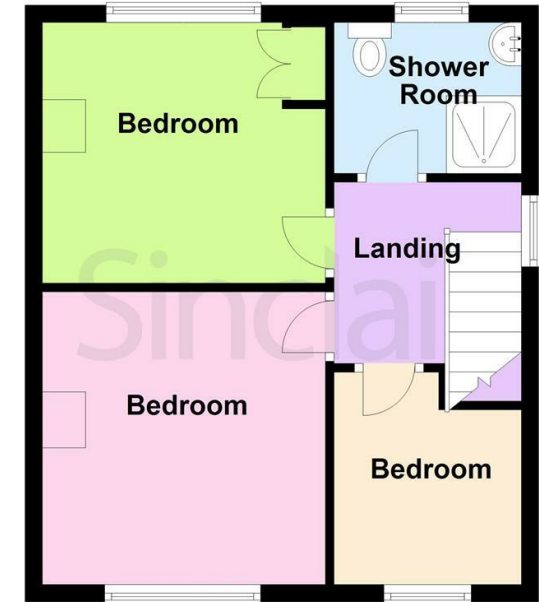


\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

## Ground Floor



## First Floor



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## GROUND FLOOR

### Entrance Hall

Entered via a timber framed front door with inset multi pane glazed paneling and comprising stairs rising to the first floor facilitated by a storage cabinet.

### Lounge

10'9" x 16'2" (3.28m x 4.93m )

Featuring an Adam style fireplace with inset electric effect fire, uPVC double glazed window to front, having ceiling rose, coving and sliding timber framed single glazed opaque doors accessing the kitchen.

### Kitchen

10'8" x 7'5" (3.25m x 2.13m'1.52m)

Having a range of wall and base units and comprising a sink and drainer unit with part tiled walls, uPVC double glazed window to rear , coving, ceiling rose, timber effect vinyl flooring and having a solid fuel heater with tiled hearth and exposed brick surround.

### Side Lobby

Having a timber framed single glazed window to side with coving, a uPVC framed door with inset opaque double glazed panel accessing the private rear garden and comprising a pantry which in turn enjoys a further timber framed single glazed window to side, laminate flooring and a thrawl.

### WC

Comprising a low level w.c, having coving, tiled flooring, timber framed single glazed opaque window to side and housing the gas fired central heating boiler (installed 2017- 7 year warranty).

## FIRST FLOOR

### Landing

Stairs rising to the first floor landing give way to three good size bedrooms and the shower room and comprise, coving and a uPVC double glazed window to side.

### Shower Room

6'10" x 6'0" (2.08m x 1.83m)

This three piece white suite comprises a low level push button w.c, corner shower enclosure with thermostatic mixer power shower and pedestal wash hand basin with

laminate flooring, part tiled walls access to the loft and having an opaque uPVC double glazed window to rear.

### Bedroom One

10'10" x 11'1" (3.30m x 3.38m)

Having uPVC double glazed window to front.

### Bedroom Two

10'9" x 11'0" (3.28m x 3.35m)

Having UPVC double glazed window to rear and having an airing cupboard housing the hot water cylinder.

### Bedroom Three

7'1" x 8'2" (2.16m x 2.49m)

Having uPVC double glazed window to front.

## OUTSIDE

### Detached Garage

8'3" x 17'5" (2.51m x 5.31m)

Entered via an up and over front door, having a further side personnel door and two single glazed windows to side.

### Workshop

7'2" x 9'7" (2.18m x 2.92m)

Enjoying both light and power with a timber famed side personnel door and timber framed single glazed window to front.

### Private Rear Garden

A paved patio area facilitated by a water point and a side gated access is surrounded by timber closed board fence paneling and having a raised lawn edged with a retaining dwarf brick wall with inset flower beds and having a host of hedging and shrubs with further access to a brick built coal store.

### Front

A tandem tarmac driveway offers off road parking for multiple vehicles and access the garage and enjoys a well maintained lawn with a host of shrubs which fronts towards the canopy porch. Please note the driveway is accessible via a shared service road amongst the neighbours.



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

### Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

### Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### Tenure

We are advised by the vendor(s) that the premises are Freehold

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## Thinking of Selling?

For a free valuation of your property with no obligation  
call Sinclair on 01530 838338



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