



Sinclair

56 North Street, Whitwick, Leicestershire, LE67 5HA

01530 838338 sinclairstateagents.co.uk

Offers In The Region Of
£150,000

Property at a glance

- Offered With No Upward Chain
- Close To Amenities
- Character Property
- Council Tax Band*: A
- Centre Of Village Location
- Rear Garden
- Traditionally Styled
- Price: £150,000

Overview

* PERIOD PROPERTY * OFFERED WITH NO UPWARD CHAIN * This TWO BEDROOM end terrace house comes to the market featuring a characterful aesthetic throughout and occupies a wonderfully central position within the popular village of Whitwick. Enjoying Two good sized bedrooms and a first floor bathroom, the property also benefits from two reception rooms and a kitchen to the ground floor. EPC RATING D.

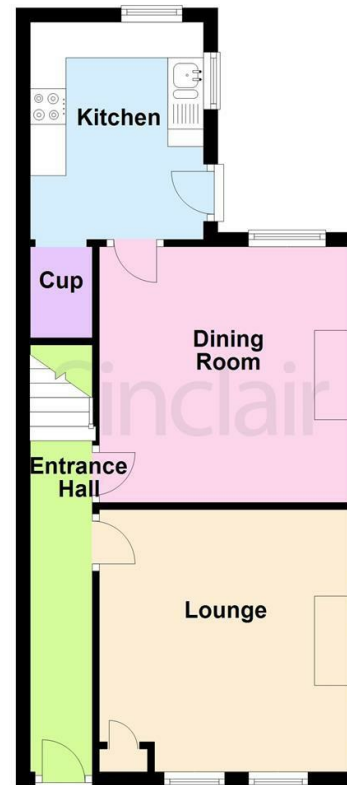
Location**

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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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a uPVC front door with inset opaque double glazed panel, having inset down lights, coving, an archway leading towards the stairs rising to the first floor and finished in decorative tiled flooring.

Lounge

11'6" x 12'1" (3.51m x 3.68m)

Having two uPVC double glazed windows to front with coving, timber effect laminate flooring and gas fireplace having ornamental tiled surround with further tiled hearth.

Dining Room

11'6" x 12'1" (3.51m x 3.68m)

Having uPVC double glazed window to rear with timber effect laminate flooring.

Kitchen

7'9" x 10'0" (2.36m x 3.05m)

Inclusive of a range of wall and base units with rolled edge work surfaces, a one and a half bowl sink and drainer unit with Swan neck mixer tap, free standing gas cooker with tiled splash backs, ceramic tiled flooring, space and plumbing for multiple appliances with further uPVC double glazed window to side and rear and uPVC framed opaque door accessing the private rear garden and also having access to under stairs storage pantry area comprising a timber framed double glazed window to side.

FIRST FLOOR

Landing

Stairs rising to the first floor landing give way to two good size bedrooms and a family bathroom respectively and comprise coving with access to over stair storage.

Bedroom One

15'2" x 12'1" (4.62m x 3.68m)

Enjoying a dual aspect with two uPVC double glazed windows to front and further timber framed double glazed window to side, having coving.

Bedroom Two

8'9" x 12'2" (2.67m x 3.71m)

Having uPVC double glazed window to rear with coving.

Bathroom

7'9" x 10'0" (2.36m x 3.05m)

This three piece white suite comprises a panel bath with splash screen and electric shower over, having a low level push button w.c, pedestal wash hand basin, tile effect laminate flooring with airing cupboard housing a gas fired central heating boiler and further storage cabinet adjacent to a uPVC double glazed window and also having part tiled walls.

OUTSIDE

Rear Garden

Having side gated access and comprising a paved seating area facilitated by an electric power point and further wall lights and having a lawn to the rear of the garden enclosed by a combination of box hedging, timber closed and fly board fencing and stone wall.

Note to Buyers - The end boundary for the garden is only up to the stone wall, beyond that belongs to a neighbouring property.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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

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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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