

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

5 Birch Avenue, Whitwick, Leicestershire, LE67 5GB

£235,000

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Property at a glance

- Three Bedroom Semi-Detached House
- Ample Off Road Parking
- 18'6" Kitchen Diner
- Ground Floor Shower Room/Utility Room
- Family Bathroom
- Good Size Rear Garden
- Council Tax Band*: B
- Price: £235,000

Overview

THIS THREE BEDROOM SEMI-DETACHED FAMILY HOME comes to the market enjoying a sought after village location and boasts off road parking, an 18'6" kitchen/diner with bathroom/shower room facilities on both the ground and first floor. In brief the property comprises a lounge, kitchen/diner, shower room/utility and separate WC with stairs rising to the first floor giving way to three good size bedrooms and the family bathroom respectively. Externally the property boasts an ample rear garden with forest views and a well maintained frontage offering off road parking. 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 newly built Whitwick and Coalville Leisure Centre, two sought after primary schools, park, post office, shops, a supermarket and several churches. As well as bordering Charnwood, Whitwick is also home to Holly Hayes wood, Grace Dieu woods and High Cademan which all provide attractive countryside walks and wildlife. Nearest Airport: East Midlands (10.4 miles) 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 and having adjacent uPVC double glazed window to front with stairs rising to the first floor and comprising a dado rail and coving.

Lounge

13'0" x 15'9" (3.96m x 4.80m)

Enjoying a dual aspect with uPVC framed patio doors to rear accessing the private rear garden and further uPVC double glazed window to front, having ceiling rose and coving.

Kitchen Diner

18'6" x 10'4" (5.64m x 3.15m)

Inclusive of a range of wall and base units with complementary edged work surfaces, a free standing four ring gas hob/cooker with further space and plumbing for appliance, a sink and drainer unit with mixer taps, having part tiled walls, ceramic tiled flooring, coving and a dado rail. Also enjoying a dual aspect with uPVC double glazed windows to front and rear with further uPVC framed patio door accessing the rear garden and granting access to a further storage cabinet and pantry respectively which in turn comprises quarry tiled flooring and a uPVC double glazed window to front.

Shower Room/Utility

5'5" x 7'5" (1.65m x 2.13m/1.52m)

Comprising a shower enclosure with thermostatic bar mixer tap, having space and plumbing for appliances with ceramic tiled flooring and an opaque uPVC double glazed window to side whilst granting access to the w.c.

WC

Comprising a low level w.c with opaque uPVC double glazed window to rear and housing the gas fired central heating boiler.

First Floor

Landing

Stairs ascending the first floor landing give way to three good sized bedrooms and the family bathroom and comprises a loft hatch, dado rail, coving, access to over stairs storage and uPVC double glazed window to front.

Bedroom One

13'6" x 9'1" (4.11m x 2.77m)

Enjoying coving, a uPVC double glazed window to rear, an airing cupboard housing the hot water cylinder.

Bedroom Two

12'0" x 10'5" (3.66m x 3.18m)

Having coving and uPVC double glazed window to rear.

Bedroom Three

10'8" x 6'3" (3.25m x 1.91m)

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

Bathroom

6'0" x 5'5" (1.83m x 1.65m)

This three piece white suite comprises a low level push button w.c, pedestal wash hand basin, panel bath with tiled walls and ceramic tiled flooring with chrome heated towel rail and uPVC double glazed window to side.

Outside

Private Rear Garden

Private rear garden entered by side gated access with paved walkway facilitating access to a paved seating area which in turn enjoys a water point and leads to a well maintained lawn surrounded by timber closed board fence panelling and stone wall respectively and also enjoying a vegetable plot to the rear of the garden and a host of timber framed garden sheds.

Front

A tandem paved driveway offers off road parking for multiple vehicles and is surrounded by a dwarf brick wall with further adjacent lawn having planted borders and accessing the canopy porch.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	68	
(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	

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

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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?

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