



Sinclair

34 Carter Dale, Whitwick, Leicestershire, LE67 5AJ

£365,000

01530 838338 sinclairstateagents.co.uk

Property at a glance

- Extended
- Landscaped Rear Garden
- Ample Off Road Parking
- Council Tax Band*: D
- Four Double Bedrooms
- Detached Garage
- Modern Throughout
- Price: £365,000

Overview

THIS EXTENDED FOUR BEDROOM DETACHED FAMILY HOME comes to the market enjoying the benefits of four double bedrooms, a ground floor WC, carport, detached garage and landscaped rear garden to say the least. Situated within a sought after part of the popular commuter village of Whitwick,. The property has benefitted from a host of upgrades to give that turn key feeling. Early viewings are highly advised in order to avoid disappointment. EPC RATING C.

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 (10.4miles) 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.



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GROUND FLOOR

Entrance Hall

Entered through uPVC front door with inset opaque double glazed panel and having adjacent uPVC double glazed window with coving and stairs rising to the first floor.

Lounge

16'6" x 10'6" (5.03m x 3.20m)

Having uPVC double glazed window to front with coving and recessed shelving with inset C & J electric effect fireplace, whilst benefitting from timber effect laminate flooring.

Dining Room

10'4" x 11'1" (3.15m x 3.38m)

Opening from the lounge, the dining room enjoys continued timber effect laminate flooring and comprises coving with uPVC double glazed French doors to rear with adjacent windows and gives way to the kitchen.

Kitchen

8'8" x 22'0" (2.64m x 6.71m)

Enjoying a range of wall and base units with rolled edge work surfaces and comprising a one and a half bowl sink and drainer unit with four ring gas hob, having extractor hood over with tiled splash backs and further double electric oven and grill. Also featuring inset down lights, under cabinet lighting and timber effect laminate flooring. There are also space and plumbing for multiple appliances and benefitting from a dual aspect with uPVC double glazed windows to side and rear with further composite stable door accessing the carport.

Guest Cloakroom

Comprising; a low level push button w.c with vanity wash hand basin with monobloc mixer tap, with tiled splash backs, timber effect laminate flooring, inset down lights and extractor fan.

FIRST FLOOR

Landing

Stairs ascending the first floor landing give way to four good size bedrooms and the family bathroom and comprise; a loft hatch with inset down lights and coving.

Family Bathroom

7'1" x 10'0" (2.16m x 3.05m)

This four piece white suite comprises; a low level push button w.c, panel bath with swan neck mixer tap with further bowl wash hand basin with double shower enclosure, having

thermostatic mixer tap with part tiled walls. Also having laminate flooring with opaque uPVC double glazed window to rear, heated towel rail and extractor fan.

Bedroom One

15'5" x 8'3" (4.70m x 2.51m)

Having a range of fitted wardrobes with timber wall panelling and two uPVC double glazed windows to front.

Bedroom Two

11'6" x 11'3" (3.51m x 3.43m)

Having uPVC double glazed window to front with three double fitted wardrobes.

Bedroom Three

10'6" x 11'2" (3.20m x 3.40m)

Having coving and uPVC double glazed window to rear.

Bedroom Four

8'4" x 11'4" (2.54m x 3.45m)

Having uPVC double glazed window to rear.

OUTSIDE

Private Rear Garden

A raised paved patio edged with timber sleepers and a host of shrubs facilitated by a water point and external lighting and descends to a sunken artificial lawn with slate shingled edging which in turn sits adjacent to a paved seating area surrounded by cedar panelling with pagoda above. Other benefits include an additional area of raised timber decking with a host of trees and shrubs and further timber shed which in turn comprise both light and power.

Garage

9'0" x 17'7" (2.74m x 5.36m)

Entered by an up and over front door and comprising both light and power.

Front

A pressed concrete driveway surrounded by a dwarf brick wall and close board fence panelling gives way to off road parking for multiple vehicles and comprises low maintenance areas of stone shingling.

Carport

Entered through an up and over front door and comprising; inset down lights with external power point and pressed concrete driveway accessing the detached garage.

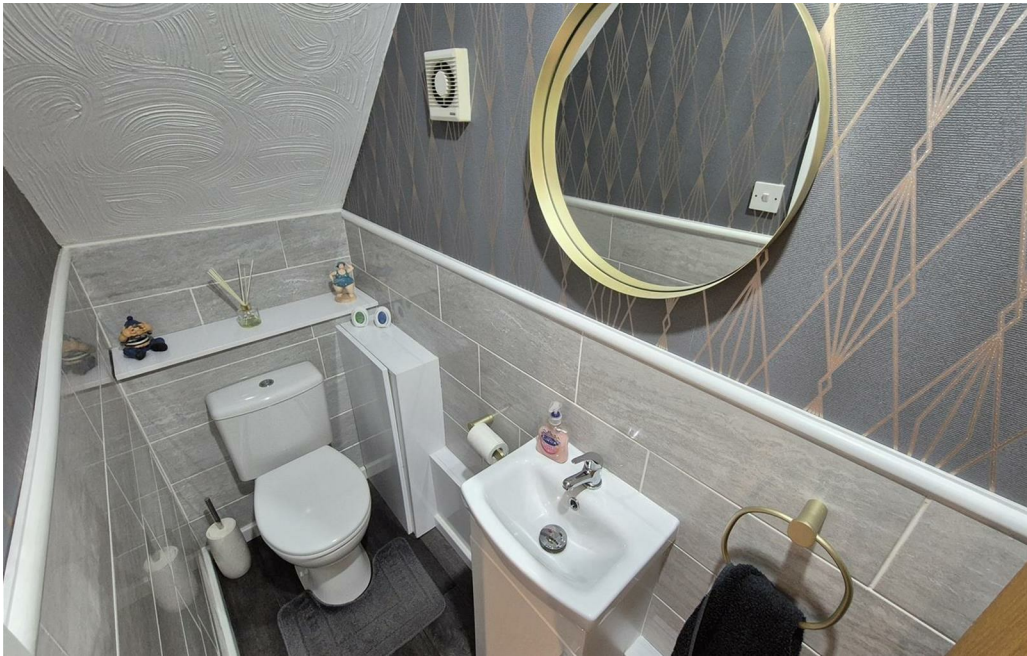


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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(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

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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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