



Sinclair

85 Tressall Road, Whitwick, Leicestershire, LE67 5QE

£265,000

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Three Bedrooms
- Forest Edge of Whitwick
- Modern Throughout
- Council Tax Band*: B
- Semi Detached
- Ample Off Road Parking
- Ground Floor WC
- Price: £265,000

Overview

****THREE BEDROOM SEMI DETACHED FAMILY HOME**** situated within the sought after forest edge of Whitwick, the property enjoys a modern interior throughout and has benefitted from a partial refurbishment to include modern fixtures and fittings and in brief comprises; an entrance hall giving way to both the lounge, dining room and kitchen with further utility room and ground floor WC with stairs rising to a first floor landing giving way to three bedrooms and the shower room. Externally the property enjoys a detached garage, ample rear garden with woodland views to rear and ample off road parking to front. 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 (10.4miles) 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 uPVC front door with timber effect LVT floor and having stairs rising to the first floor with inset downlights and coving.

Lounge

11'9" x 13'5" (3.58m x 4.09m)

Having coving, a uPVC double glazed window to front and giving way to the dining room.

Dining Room

9'9" x 9'9" (2.97m x 2.97m)

Enjoying timber effect LVT flooring with oak internal doors with coving and uPVC framed patio door accessing the private rear garden.

Kitchen

8'2" x 9'8" (2.49m x 2.95m)

Inclusive of an attractive range of wall and base units with complementary rolled edge work surfaces, a sink and drainer unit with a swan neck mixer tap, four ring eclectic hob with electric oven and grill and tiled splash backs. Also benefitting from a uPVC double glazed window to side with uPVC framed door accessing the utility room and having coving and a pantry store which in turn comprises; a uPVC double glazed window to side with continued flooring.

Utility/Rear Lobby

Having ceramic tiled flooring with opaque uPVC double glazed door accessing the private rear garden and having uPVC double glazed window to side.

Guest Cloakroom

Comprising; a low level w.c with wall mounted wash hand basin, having tiled splash backs, ceramic tiled flooring and opaque uPVC double glazed window to side.

FIRST FLOOR

Landing

Stairs ascending the first floor landing give way to three good size bedrooms and the shower room and comprise; an opaque uPVC double glazed window to side with coving.

Shower Room

7'7" x 5'5" (2.31m x 1.65m)

This three piece white suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, having a shower enclosure with thermostatic bar mixer tap with tiled splash backs, chrome heated towel rail, tile effect vinyl flooring and an opaque uPVC double glazed window to rear.

Bedroom One

10'9" x 11'9" (3.28m x 3.58m)

Having uPVC double glazed window to front.

Bedroom Two

10'9" x 10'1" (3.28m x 3.07m)

Having an airing cupboard housing the gas fired central heating boiler with uPVC double glazed window to rear.

Bedroom Three

7'6" x 9'0" (2.29m x 2.74m)

Having uPVC double glazed window to front.

OUTSIDE

Private Rear Garden

A paved a patio area gives way to a well maintained lawn with an area of stone shingled edging and having a host of mature shrubs surrounded by timber close board fence panelling with both side and rear gated access and comprising a garden shed.

Detached Garage

Having an up and over front door, light and power with single glazed window to side and timber framed door for personnel use.

Front

A tandem tarmac driveway offers off road parking for multiple vehicles and sits adjacent to an area of paving and a well maintained lawn, having part planted borders.

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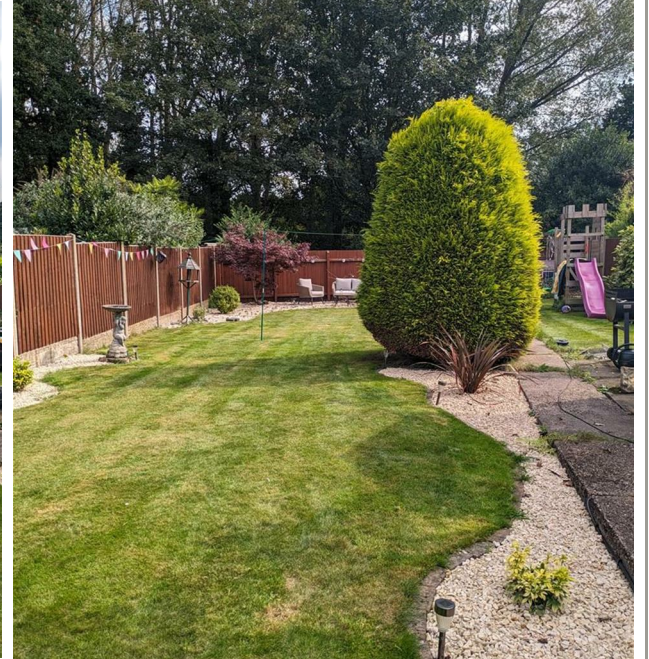
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(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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