



Sinclair



10 Farndale, Whitwick, Leicestershire, LE67 5BQ

£289,950

01530 838338 sinclairstateagents.co.uk

Property at a glance

- Three Bedrooms
- Garage
- Modern Throughout
- Council Tax Band*: C
- Detached Family Home
- Conservatory
- Ample Off Road Parking
- Price: £289,950

Overview

THIS THREEE BEDROOM DETACHED FAMILY HOME enjoys a modern interior throughout and is situated within a quiet crescent within the popular commuter village of Whitwick. In brief the property comprises; a lounge, dining room, conservatory and kitchen to the ground floor with the first floor giving way to three bedrooms and the family bathroom respectively. Externally the property enjoys a sunny aspect rear garden with detached garage and ample frontage offering off road parking for multiple vehicles. 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.



10 Farndale, Whitwick, Leicestershire, LE67 5BQ

Sinclair

Detailed Accommodation

GROUND FLOOR

Entrance hall

Entered through a uPVC front door with adjacent uPVC double glazed window and having engineered bamboo flooring with stairs rising to the first floor.

Lounge

16'4" x 11'4" (4.98m x 3.45m)

Having uPVC double glazed window to front with continued engineered bamboo flooring, coving and log burner on top of slate hearth.

Dining Room

10'3" x 9'6" (3.12m x 2.90m)

Opening from the lounge and comprising continued engineered bamboo flooring, coving and uPVC framed French doors accessing the conservatory.

Conservatory

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

Being of uPVC double glazed construction with pitched bungalow style roof and having ceramic tiled flooring with uPVC framed French doors accessing the private rear garden.

Kitchen

8'9" x 11'0" (2.67m x 3.35m)

Inclusive of a range of wall and base units with rolled edge work surfaces, a four ring gas hob with extractor hood over, having a sink and drainer unit with swan neck mixer tap, electric oven and grill with tiled splash backs, ceramic tiled flooring, access to under stair storage with uPVC framed door accessing the rear garden and uPVC double glazed window to rear.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to three good size bedrooms and the family bathroom and comprises an airing cupboard housing the hot water cylinder, coving, a uPVC double glazed window to side and loft hatch (having partial boarding and comprising the gas fired central heating boiler).

Bathroom

8'8" x 5'5" (2.64m 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 L-shaped bath with splash screen and thermostatic bar mixer shower over with tiling to splash prone areas and having a chrome heated towel rail. Other benefits include inset down lights, timber effect laminate flooring and opaque uPVC double glazed windows to side and rear.

Bedroom One

13'2" x 11'4" (4.01m x 3.45m)

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

Bedroom Two

10'5" x 11'1" (3.18m x 3.38m)

Having uPVC double glazed window to rear.

Bedroom Three

7'9" x 7'7" (2.36m x 2.31m)

Having uPVC double glazed window to front.

OUTSIDE

Private Rear Garden

Enjoying an Indian flag paved patio area facilitated by side gated access and a water point and surrounded by dwarf brick wall and leading to a covered seating area overlooking a well maintained sunken lawn with raised timber sleeper sitting area comprising slate shingling and enclosed by timber close board fence panelling.

Detached Garage

8'2" x 19'6" (2.49m x 5.94m)

Having timber framed window to side and rear, entered via up and over front door and having both light and power.

Front

Enjoying a block paved driveway with an area of stone shingling giving way to the front door beneath a porch and having fly hung timber gates accessing the detached garage.

10 Farndale, Whitwick, Leicestershire, LE67 5BQ

Sinclair



10 Farndale, Whitwick, Leicestershire, LE67 5BQ



10 Farndale, Whitwick, Leicestershire, LE67 5BQ



10 Farndale, Whitwick, Leicestershire, LE67 5BQ



10 Farndale, Whitwick, Leicestershire, LE67 5BQ




10 Farndale, Whitwick, Leicestershire, LE67 5BQ



10 Farndale, Whitwick, Leicestershire, LE67 5BQ

Sinclair

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	63	
(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

** 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

Sinclair

Thinking of Selling?

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



Sinclair

Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk