



23 King Richards Hill, Whitwick, Leicestershire, LE67 5BT

01530 838338 sinclairstateagents.co.uk

Offers In Excess Of
£250,000

Property at a glance

- Three Bedrooms
- Elevated Position
- Detached Garage
- Council Tax Band*: C
- Detached Bungalow
- Village Setting
- Traditionally styled
- Price: £250,000

Overview

THIS THREE BEDROOM DETACHED BUNGALOW occupies an elevated position with views overlooking Whitwick and benefits from ample off road parking with two separate parking areas to front and detached garage. In brief the bungalow comprises; an entrance hall, kitchen/diner, lounge, three good size bedrooms and family bathroom respectively with a rear garden. The property benefits from gas fired central heating and double glazing throughout and an internal inspection comes highly advised in order to appreciate the wealth of accommodation. 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.

Ground Floor



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through uPVC front door with further uPVC double glazed window to rear and comprising access to a store cabinet and timber effect laminate flooring.

Kitchen Diner

12'7" x 9'7" (3.84m x 2.92m)

Inclusive of an attractive range of wall and base units with complementary rolled edge work surfaces, a four ring gas hob with extractor hood over, having electric oven and grill with tiled splash backs, one and a half bowl sink and drainer unit with swan neck mixer tap, ceramic tiled flooring and uPVC double glazed window to rear with adjacent uPVC door accessing the rear garden and having airing cupboard housing the gas fired central heating boiler.

Lounge

15'9" x 10'6" (4.80m x 3.20m)

Benefitting from a dual aspect with uPVC double glazed windows to front and side with generous views over Whitwick and having wall lighting and timber effect laminate flooring.

Inner Hall

Connecting the entire accommodation the inner hall comprises; an airing cupboard, dado rail, timber effect laminate flooring and steps accessing the split level bathroom and bedroom one respectively.

Bedroom One

11'6" x 10'4" (3.51m x 3.15m)

Having uPVC double glazed window to rear.

Bathroom

6'4" x 5'8" (1.93m x 1.73m)

This three piece suite comprises; a low level w.c, pedestal wash hand basin with panel bath having splash screen and electric power shower over with tiled splash backs, opaque uPVC double glazed window to rear and ceramic tiled flooring.

Bedroom Two

8'7" x 10'7" (2.62m x 3.23m)

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

Bedroom Three

9'2" x 7'5" (2.79m x 2.26m)

Having uPVC double glazed window to front.

OUTSIDE

Private Rear Garden

A paved patio area gives way to a well maintained raised lawn surrounded by timber close board fence panelling and comprising a further seating area to side and accessed by side gate.

Front

A tandem tarmac driveway sits adjacent to a stone shingled second driveway edged with timber sleepers and having slate shingled planted area to front hosting a range of mature shrubs and enjoying a raised terrace with village views.

Detached Garage

11'0" x 20'5" (3.35m x 6.22m)

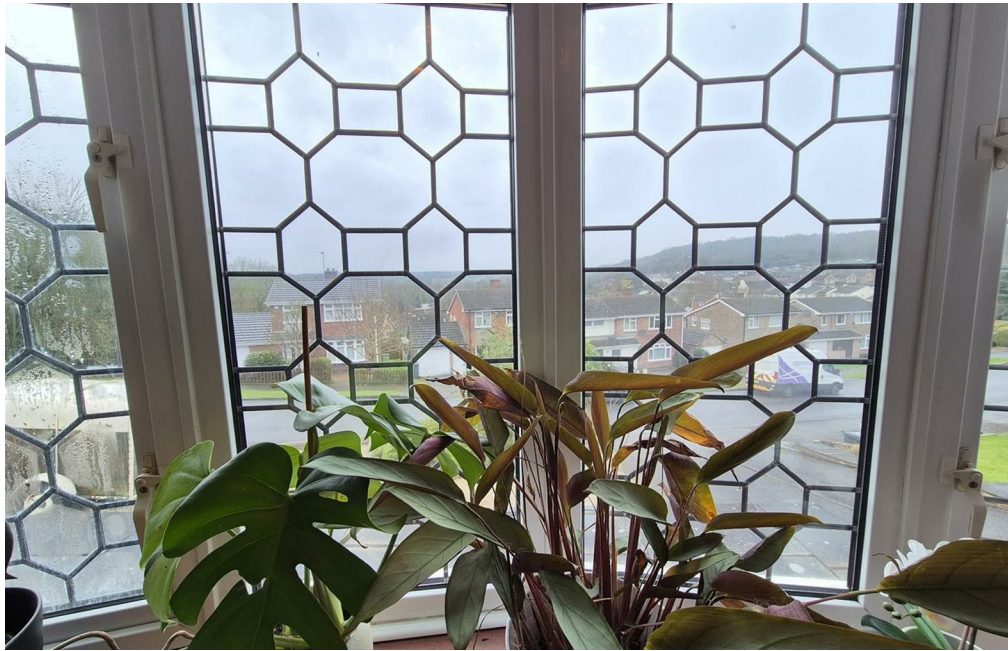
Entered via an up and over front door and having two timber framed windows to side.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	69	
(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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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
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