



Sinclair

79 Silver Street, Whitwick, Leicestershire, LE67 5EX

£350,000

01530 838338 sinclairstateagents.co.uk

Property at a glance

- Four Bedroom Detached House
- Centre Of Village Setting
- Workshop/Home Office
- Council Tax Band*: D
- Two Reception Rooms
- Traditionally Styled
- Detached Double Garage & Store
- Price: £350,000

Overview

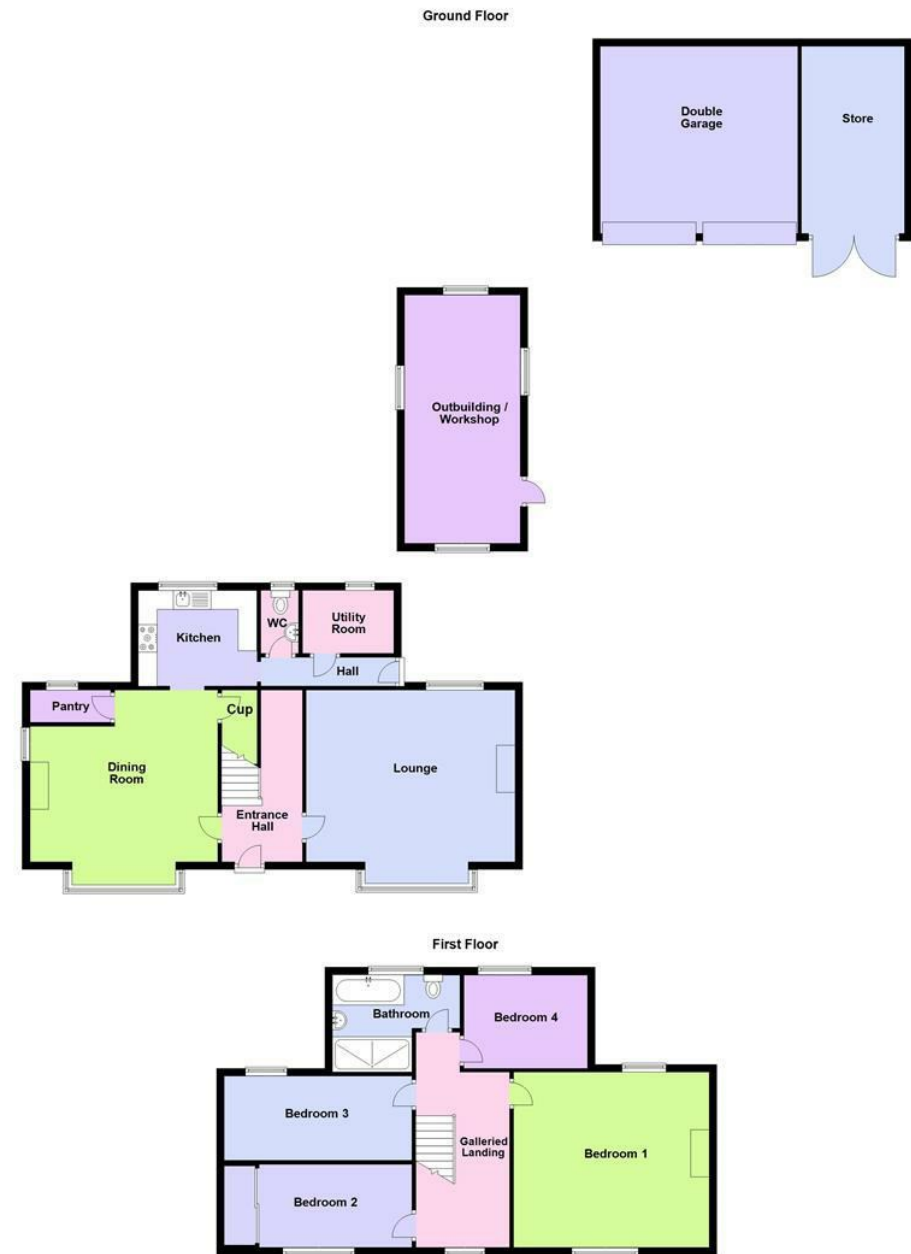
This FOUR BEDROOM DETACHED HOUSE comes to the market enjoying traditional styling throughout and offers a unique opportunity for someone seeking a project! Benefitting from a DOUBLE GARAGE with further store and WORKSHOP/HOME OFFICE. In brief the property comprises; entrance hall, lounge, dining room, pantry, kitchen, utility room and ground floor W.C to the ground floor with four bedrooms and family bathroom to the first floor. Externally there is ample off-road parking and a detached garage and home office respectively along with a rear garden. EPC RATING E.

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 Hermitage Leisure Centre featuring a nine hole golf course and fishing lake, two primary schools, park, post office, shops, a supermarket and several churches. As well as bordering Charnwood, Whitwick is also home to Holly Hayes wood, Gracedieu woods and High Cademan which all provide attractive countryside walks and wildlife. An old winding wheel can still be seen at the foot of Leicester Road, erected as a monument to Whitwick's mining past following the closure of the colliery. 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 via a timber framed front door with inset single glazed lead lined opaque window, having adjacent timber framed single glazed lead lined window with decorative tiled flooring accessing stairs facilitating the first floor with ceiling rose and coving.

Lounge

13'7" x 15'7" (4.14m x 4.75m)

Enjoying a uPVC double glazed bay window to front with further uPVC double glazed window to rear, having ceiling rose and a brick surround fireplace with metro tiled surround with further slate hearth.

Dining Room

14'6" x 16'0" narrowing to 11'6" (4.42m x 4.88m narrowing to 3.51m)

Enjoying a dual aspect with uPVC double glazed window to side and further uPVC framed bay window to front, having coving, cast iron log burner in a brick surround and hearth, having access to under stair storage which in turn benefits from quarry tiled flooring.

Pantry

7'8" x 3'8" (2.34m x 1.12m)

Having quarry tiled flooring with opaque uPVC double glazed window to rear.

Kitchen

8'0" x 10'0" (2.44m x 3.05m)

Having a range of wall and base units with a sink and drainer unit, having Swan neck flexi mixer tap with tiled splash backs, a five ring gas Range with extractor hood over, having integrated fridge and freezer with additional dishwasher. Also benefitting from inset down lights, quarry tiled flooring and a uPVC double glazed window to rear.

Side Lobby

Enjoying a continuation of the quarry tiled flooring from the kitchen with further timber framed opaque single glazed window into the under stair storage area, having uPVC double glazed side door accessing the rear garden.

WC

Enjoying continued quarry tiled flooring, dado wall panelling, a low level push button w.c, wall mounted wash hand basin with mono bloc mixer tap with and extractor fan and an opaque uPVC double glazed window to rear.

Utility

4'7" x 6'8" (1.40m x 2.03m)

Having a work surface beneath which lies space and plumbing for multiple appliances and

having a range of wall units, uPVC double glazed window to rear, a wall mounted gas fired central heating boiler and finished in quarry tiled flooring.

FIRST FLOOR

Landing

Stairs ascending the first floor landing give way to four double bedrooms and the family bathroom and comprise loft hatch, coving, ceiling rose and a uPVC double glazed window to front.

Bedroom One

13'8" x 15'8" (4.17m x 4.78m)

Having a dual aspect with uPVC double glazed windows to front and rear with coving.

Bedroom Two

11'4" x 7'7" (3.45m x 2.31m)

Having uPVC double glazed window to front with a sliding mirror fronted double wardrobe.

Bedroom Three

14'0" x 7'8" (4.27m x 2.34m)

Having uPVC double glazed window to rear.

Bedroom Four

8'3" x 10'0" (2.51m x 3.05m)

Benefitting from coving and a uPVC double glazed window to rear.

Family Bathroom

8'1" x 9'9" (2.46m x 2.97m)

This four piece white suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, tiled splash backs and a panelled bath with telephone style mixer shower tap. Also featuring a double walk in shower enclosure with thermostatic mixer tap and further water fall shower over head with chrome heated towel rail, inset down lights, extractor fan, timber effect laminate flooring and an opaque uPVC double glazed window to rear.

OUTSIDE

Private Rear Garden

Enjoying side gated access to both the left and right elevations with timber close board fencing surrounding and having a block paved courtyard area leading to a well maintained patio edged with timber sleepers and raised flower beds with a host of mature shrubs facilitating the lawn and having external power points with access to a large side driveway.

Workshop/Home Office

11'2" x 19'7" (3.40m x 5.97m)

Enjoying uPVC double glazed windows to front, rear and both elevations with additional access via uPVC double glazed front door and having light, power, water point, wall mounted wash hand basin with tiled splash backs and ceramic tiled flooring.

Double Garage

17'2" x 16'4" (5.23m x 4.98m)

Entered via two up and over front doors whilst having both light and power.

Store

9'0" x 16'4" (2.74m x 4.98m)

Having both light and power and entered via double fly hung timber framed front doors.

Side Driveway

Entered via double wrought iron fly hung gate accessing a tarmacadam driveway with external power points.

Front

Having a tarmacadam driveway offering off road parking for multiple vehicles and surrounded by a half height brick wall with adjacent wrought iron pedestrian gate.



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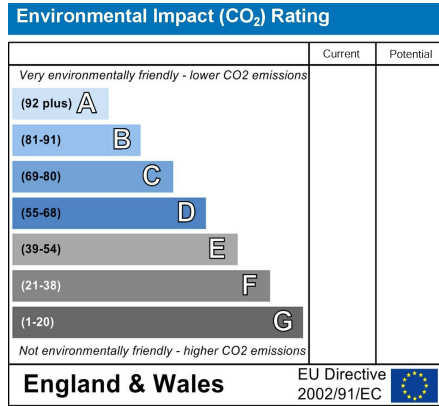
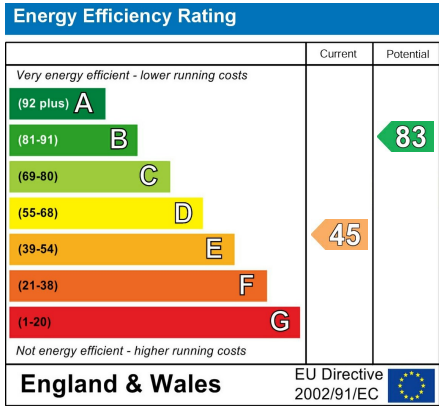
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Fixture & Fittings

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

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

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Thinking of Selling?

For a free valuation of your property with no obligation
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