

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, sans-serif font.

218 Hermitage Road, Whitwick, Leicestershire, LE67 5EH

£165,000

01530 838338 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)



## Property at a glance

- Two Double Bedrooms
- Two Reception Rooms
- Double Glazing, CH & Rewire
- Council Tax Band\*: A
- Recently Renovated
- Courtyard & Further Rear Garden
- Beautiful Contemporary Period Home
- Price: £165,000

## Overview

\*\* RENOVATED TO THE HIGHEST OF STANDARDS, THIS SPACIOUS TWO DOUBLE BEDROOM PERIOD TERRACED PROPERTY OFFERS A WEALTH OF CONTEMPORARY ACCOMMODATION OVER TWO FLOORS PROVIDING THE IDEAL FIRST TIME BUYER HOME BACKING ON TO HERMITAGE LAKE AND RECREATIONAL GROUND.\*\* EPC RATING D. Briefly comprising; dining room, lounge, modern kitchen with oak worktop and Belfast sink along with ground floor three piece white family bathroom suite. Stairs then rise to the first floor offering two large double bedrooms. Externally the property benefits from an initial courtyard patio with further private and enclosed large rear garden plot. Additional benefits include double glazing, gas central heating system.

## 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.

## Ground Floor



## First Floor



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## Detailed Accommodation

### GROUND FLOOR

#### Dining Room

12'2" x 11'1" (3.71m x 3.38m)

Having double glazed front elevated window with Smart inset Venetian blind, radiator, engineered oak flooring with meter cupboard, period feature fireplace and double glazed composite front access door.

#### Lounge

12'2" x 12'2" (3.71m x 3.71m)

Having double glazed rear elevated window with Smart inset Venetian blind, radiator, wall mounted lights with engineered oak flooring continued from the dining room, stairwell access to the first floor with access to under stairs storage and part timber wall panelling.

#### Kitchen

8'8" x 7'0" (2.64m x 2.13m)

Having been fitted with Shaker style cream units with butchers block worktop, inset Belfast sink with mixer tap along with integrated oven and grill and a four ring hob with extractor hood and glass splashback. There is a double glazed window with Smart fitted inset Venetian blind along with a double glazed access door to the garden, wood effect vinyl flooring, radiator and space and plumbing for further appliances.

#### Family Bathroom

Has been fitted with a modern three piece white suite comprising; panel bath with mains thermostatic shower over, WC and wash hand basin with double glazed opaque window with fitted Venetian blind, chrome heated towel rail, vinyl wood effect flooring and tiled walls.

### FIRST FLOOR

#### Landing

Stairs rise to the first floor landing with loft access which has a pull down ladder with boarded loft and light supply.

#### Bedroom One

12'2" x 12'2" (3.71m x 3.71m)

Having double glazed rear elevated window with Smart inset Venetian blind, radiator and built-in over stairs storage cupboard.

#### Bedroom Two

12'2" x 11'2" (3.71m x 3.40m)

Having double glazed fronted window with Smart inset Venetian blind along with a radiator.

### OUTSIDE

#### Courtyard Area

The initial courtyard offers a paved patio within an enclosed fenced boundary and a rear gated access.

#### Rear Garden

A further private rear garden is located behind the property offers large lawns with gravelled pathways and within an enclosed fenced and walled boundary with gated access.





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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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

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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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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](mailto:coalville@sinclairestateagents.co.uk)