



Sinclair

107 St. Bernards Road, Whitwick, Leicestershire, LE67 5GY

£250,000

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

## Property at a glance

- No Upward Chain
- Detached Garage
- Cul De Sac Position
- Council Tax Band\*: B
- Extended
- Three Bedrooms
- Forest Edge of Whitwick
- Price: £250,000

## Overview

Occupying a sought after end of cul de sac position this THREE BEDROOM SEMI DETACHED FAMILY HOME comes to the market offered with NO UPWARD CHAIN. Benefitting from an EXTENDED ground floor the property in brief comprises: a lounge, dining room, open plan kitchen respectively to the ground floor with stairs rising to the first floor giving way to three good sized bedrooms and the shower room. Externally the property boasts a detached garage, private rear garden with ample off road parking to the front and side elevations. 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.



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## Detailed Accommodation

### GROUND FLOOR

#### Entrance Porch

Entered through a composite front door with inset opaque double glazed panel, adjacent opaque uPVC double glazed window, footwell and double doors giving way to the lounge.

#### Lounge

16'7" x 15'9" (5.05m x 4.80m)

Enjoying a uPVC double glazed window to the front, frosted uPVC double glazed window to the side, coving, feature timber wall with spiral staircase accessing the first floor.

#### Dining Room

16'6" x 9'7" (5.03m x 2.92m)

Enjoying Herringbone effect vinyl flooring, uPVC double glazed window to the side elevation and opening in to the kitchen.

#### Kitchen

13'8" x 9'0" (4.17m x 2.74m)

Inclusive of a range of wall and base units, one and a half bowl sink unit with swan neck mixer tap, four ring induction hob with splash screen and tiled splash backs, double electric oven and grill, space and plumbing for multiple appliances, ceramic tiled flooring, uPVC double glazed window overlooking the private rear garden and composite rear door accessing the garden.

### FIRST FLOOR LANDING

Stairs rising to the first floor landing gives way to three bedrooms and shower room. uPVC double glazed window to the side elevation, coving and loft hatch (with pull down loft ladder to the part boarded loft space).

#### Bedroom Three

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

uPVC double glazed window to the front, coving and fitted storage cabinet.

#### Bedroom Two

8'7" x 13'8" (2.62m x 4.17m)

Coving, uPVC double glazed window to the front and a range of fitted wardrobes.

#### Bedroom One

10'5" x 12'3" (3.18m x 3.73m)

uPVC double glazed window to the rear and a range of fitted wardrobes, airing cupboard housing the gas fired central heating boiler installed in 2023, coving and ceiling rose.

#### Shower Room

5'7" x 7'3" (1.70m x 2.21m)

This three piece white suit comprises: low level push button WC, vanity wash hand basin with monobloc mixer tap, corner shower enclosure with thermostatic mixer shower, tiled walls with ceramic tiled flooring, opaque uPVC double glazed window to the rear elevation and a shaver light.

### OUTSIDE

#### Private Rear Garden

A tiered area of Indian flag paving stones comprising: a patio area which give way to a raised lawn partitioned by timber sleepers which in turn is surrounded by timber close and fly board fence panelling and enjoys a host of mature shrubs.

#### Front garden

A tandem block paved driveway offers off road parking for multiple vehicles and sits adjacent to an area of a well maintained lawn with a host of mature shrubs and has steps rising to the front door.

#### Detached Garage

9'2" x 19'3" (2.79m x 5.87m)

Enjoying timber fronted double doors with further uPVC double glazed personal door to the side elevation. Enjoying a dual aspect with uPVC double glazed window to the side and rear elevations. Light and power.



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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>	<b>71</b>	
(55-68) <b>D</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

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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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