

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

10 Holly Hayes Road, Whitwick, Leicestershire, LE67 5GG

£279,950

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Three Bedroom Semi Detached
- Ample Off Road Parking
- Utility Room
- Conservatory
- Cul-De-Sac Location
- Forest Views
- Council Tax Band*: B
- Price: £279,950

Overview

THIS WONDERFULLY APPOINTED THREE BEDROOM SEMI DETACHED FAMILY HOME comes to the market enjoying forest views within a much sought after cul-de-sac in a popular commuter village of Whitwick, having benefitted from a new boiler and updated bathroom the property is turn key and ready to be moved into. Benefitting from both a first floor shower room and additional ground floor bathroom, the property features three reception rooms and three good size bedrooms whilst benefitting from a private rear garden with ample off road parking to front. 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.



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GROUND FLOOR

Entrance Hall

Entered through uPVC front door with adjacent uPVC double glazed window to front and having ceiling rose, stairs rising to the first floor and timber effect laminate flooring.

Lounge

11'4" x 17'6" (3.45m x 5.33m)

Having a uPVC double glazed window to front with uPVC framed French doors to rear, having coving, an Adam style fireplace with gas inset living flame, having tiled surround and hearth.

Kitchen Diner

12'5" x 11'9" (3.78m x 3.58m)

Inclusive of a modern range of wall and base units with a one and a half bowl sink and drainer unit with mono bloc mixer tap and having an integrated dishwasher with further free standing gas range with extractor hood over, having tiled splash backs and timber effect laminate flooring. Also benefitting from a breakfast bar peninsular, a dual aspect with uPVC double glazed windows to front and side and further access to an expansive area of under stairs storage.

Dining Room

8'9" x 10'2" (2.67m x 3.10m)

Providing access to both the conservatory, utility room and bathroom respectively.

Utility Room

8'7" x 6'1" (2.62m x 1.85m)

Having both space and plumbing for both multiple appliances with timber effect laminate flooring and housing the recently fitted gas fired central heating combination boiler.

Bathroom

6'10" x 6'2" (2.08m x 1.88m)

This three piece white suite comprises; a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, having tiling to splash prone areas and further P-shaped panel bath with splash screen and thermostatic bar mixer waterfall shower over with tile effect vinyl flooring, an opaque uPVC double glazed window to rear and extractor fan.

Conservatory

13'9" x 11'0" (4.19m x 3.35m)

Comprising a uPVC double glazed construction and featuring a bungalow style roof with polarised double glazed panels and having wall lighting with ceramic tiled flooring and uPVC framed French doors accessing the private rear garden.

FIRST FLOOR

Landing

Stairs ascending the first floor landing grant access to three good size bedrooms and the family shower room respectively and comprise; a uPVC double glazed window to rear with loft hatch which in turn gives way to a boarded loft facilitated by a pull down ladder, light and power.

Bedroom One

9'9" x 13'1" (2.97m x 3.99m)

Enjoying a dual aspect with uPVC double glazed windows to front and side and comprising a range of fitted double and single wardrobes.

Bedroom Two

11'4" x 10'3" (3.45m x 3.12m)

Having uPVC double glazed window to front.

Bedroom Three

11'4" x 6'9" (3.45m x 2.06m)

Having coving and uPVC double glazed window to rear.

Shower Room

4'7" x 8'0" (1.40m x 2.44m)

This three piece suite comprises; a low level push button w.c, vanity wash hand basin with mono bloc mixer tap with double shower enclosure, having electric power shower over with inset down lights, extractor fan, chrome heated towel rail, tile effect vinyl flooring and an opaque uPVC double glazed window to rear.

OUTSIDE

Private Rear Garden

A paved seating area gives way to an area of block paving which in turn facilitates access to the raised lawn beyond a retaining brick wall with inset steps. The garden is accessed via a side gate and has a water point, is enclosed by timber close board fence panelling and comprises a host of flower beds with timber sleeper edging and featuring an elevated paved patio area adjacent to a garden shed which in turn enjoys both light and power.

Front

A double block paved driveway offers off road parking for multiple vehicles and is surrounded by a part dwarf brick wall surround with gated access and a stone shingled area adjacent to a host of mature shrubs and flower beds.

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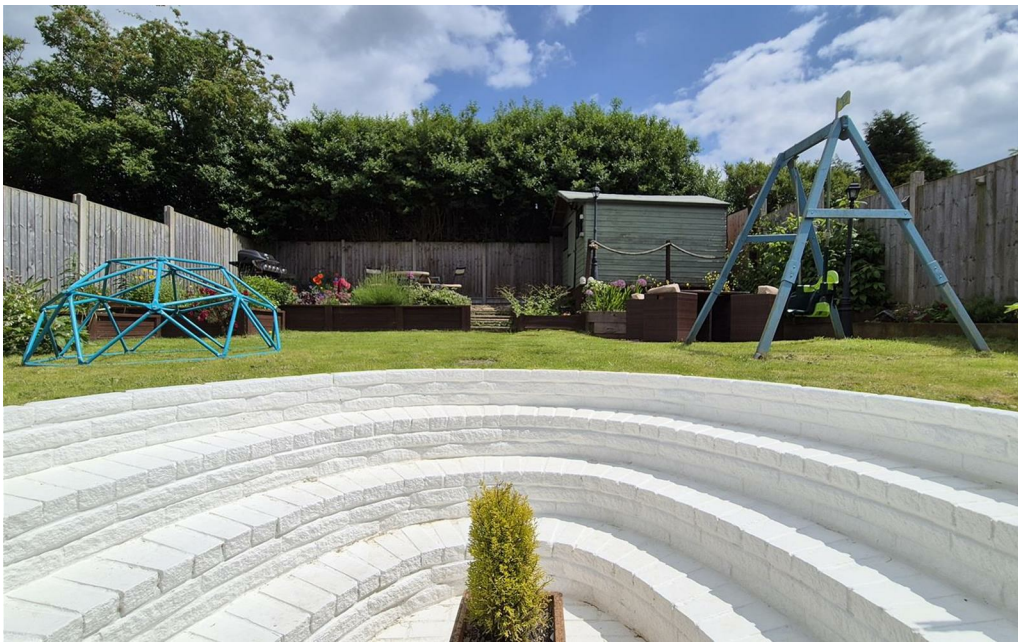
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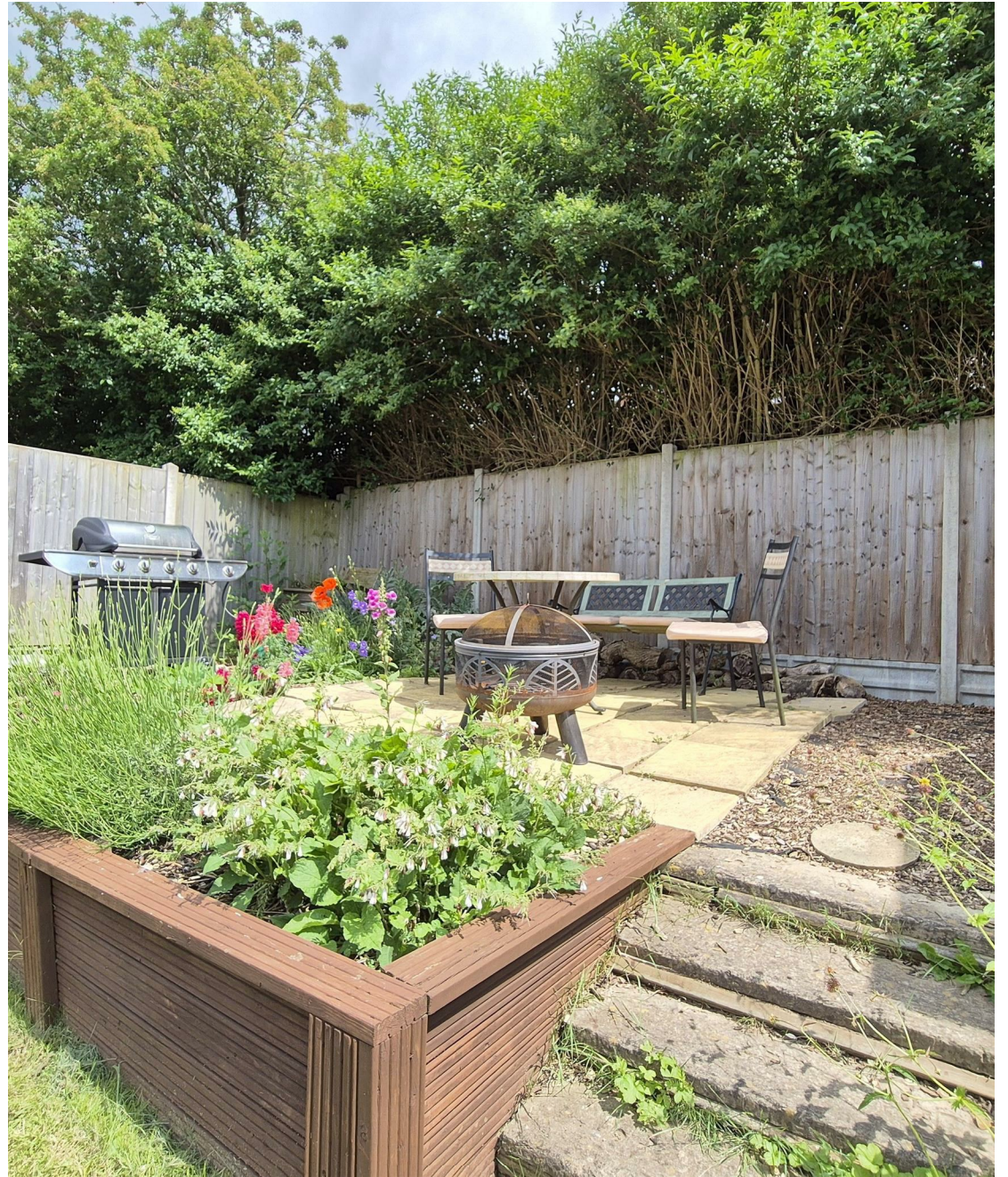


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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	58	
(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

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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
call Sinclair on 01530 838338



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