

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

12 Brooks Lane, Whitwick, Leicestershire, LE67 5DE

01530 838338 sinclairestateagents.co.uk

Offers In The Region Of
£295,000

Property at a glance

- Offered With No Upward Chain
- Three Double Bedrooms
- 24'8" Lounge/Diner
- Council Tax Band*: C
- Extended 24'10" Kitchen/Diner
- Detached House
- Garage & Off Road Parking
- Price: £295,000

Overview

OFFERED WITH NO UPWARD CHAIN this EXTENDED THREE BEDROOM DETACHED FAMILY HOME comes to the market offering a 24'10" fitted kitchen/diner, a 22'3" lounge/diner, utility room, ground floor WC and further ground floor wet room whilst having stairs rising to the first floor offering three DOUBLE bedrooms and a four piece bathroom suite. Externally the property features a low maintenance garden to rear, front garden and ample off road parking and DETACHED GARAGE occupying a sought after position within the popular commuter village of Whitwick. EPC RATING D.

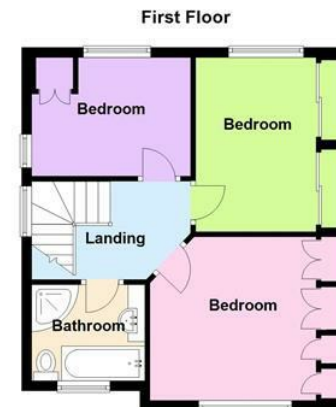
Location**

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 Porch

Entered through a uPVC set of double doors with inset opaque double glazed panel and giving way to the entrance hall.

Entrance Hall

Entered through a timber framed multi-pane front door with adjacent timber framed opaque single glazed window and further uPVC double glazed window to side, coving, stairs rising to the first floor and having an understairs pantry which in turn comprises ceramic tiled flooring and uPVC double glazed window to side.

Lounge/Diner

24'8" (into bay)x12'8" (narrowing to 9'7") (7.52m (into bay)x3.86m (narrowing to 2.92m))

Enjoying a dual aspect of uPVC double glazed bay window to front and uPVC framed French doors accessing the private rear garden with two further uPVC double glazed windows to side, a wall mounted electric effect fireplace and further additional electric effect Adams style fireplace and having coving.

Fitted Kitchen/Diner

10'6" x 24'10" (3.20m x 7.57m)

Inclusive of an attractive range of wall and base units with complimentary rolled edge work surfaces, a four ring electric hob with splash screen, tiled splashbacks and extractor hood over, an integrated double electric oven and grill with further microwave oven, an inset sink and drainer unit with swan neck mixer tap and enjoying a dual aspect with uPVC double glazed window to both side elevations. The kitchen is finished in ceramic tiled flooring and enjoys uPVC framed French doors accessing the private rear garden and inset downlights.

Guest Cloakroom

Enjoying a continuation of the ceramic tiled flooring from the kitchen and comprising a low level push button dual flush WC, vanity wash hand basin with monobloc mixer tap, extractor fan, inset downlight and opaque uPVC double glazed window to front.

Wet Room

4'6" x 5'3" (1.37m x 1.60m)

Comprising a waterfall mixer shower with continued ceramic tiled flooring from the kitchen with splashback wall panelling, inset downlights, extractor fan and opaque double glazed window to side.

Utility Room

8'4" x 5'3" (2.54m x 1.60m)

Enjoying a range of wall and base units and comprising a sink and drainer with swan neck mixer tap, tiled splashbacks, extractor fan, inset downlights, loft hatch, space and plumbing for appliances with ceramic tiled flooring and giving way to a walk in pantry which in turn comprises the wall mounted, gas fired central heating boiler.

FIRST FLOOR LANDING

Stairs rising to the first floor landing give way to three double bedrooms and the family bathroom respectively and comprise a PIV air filtration unit, coving, loft hatch and opaque uPVC double glazed window to side.

Family Bathroom

7'8" x 5'8" (2.34m x 1.73m)

This four piece white suite comprises a low level, push button, dual flush WC, a panel bath with hand held mixer shower tap, a corner shower enclosure with thermostatic waterfall mixer tap, an extractor fan and a vanity wash hand basin with monobloc mixer tap. The bathroom also enjoys inset downlights, an extractor fan, two chrome heated towel rails, part wall tiling, ceramic tiled flooring and opaque uPVC double glazed window to the front.

Bedroom One

10'4" (to fitted wardrobes) x 10'4" (3.15m (to fitted wardrobes) x 3.15m)

Enjoying a picture rail, a uPVC double glazed window to front and a range of double fitted wardrobes.

Bedroom Two

7'9" (to fitted wardrobes) x 11'7" (2.36m (to fitted wardrobes) x 3.53m)

Enjoying a uPVC double glazed window to rear, a picture rail and a range of sliding double wardrobes.

Bedroom Three

10'5" x 8'9" (3.18m x 2.67m)

Enjoying a dual aspect with uPVC double glazed windows to side and rear, a picture rail and airing cupboard housing the hot water cylinder.

OUTSIDE

Detached Garage

9'0" x 15'2" (2.74m x 4.62m)

Entered by an electric roller door and comprising both light, power, a uPVC double glazed window to rear and uPVC framed door accessing the private rear garden.

Private Rear Garden

Entered via a wrought iron side gate and enclosed with timber closed board fence panelling and box hedging. An Indian flag paved seating area encompasses the majority of the garden with block edging and gives way to areas of slate shingling, raised shrubs, artificial lawn and the timber framed summer house respectively whilst also benefitting from external power point, wall lighting, water point and a greenhouse.

Front

A tandem driveway offers parking for multiple vehicles and sits adjacent to an area of artificial lawn surrounded by a host of mature shrubs, enclosed by a dwarf brick wall and accessing the front door and detached garage respectively.

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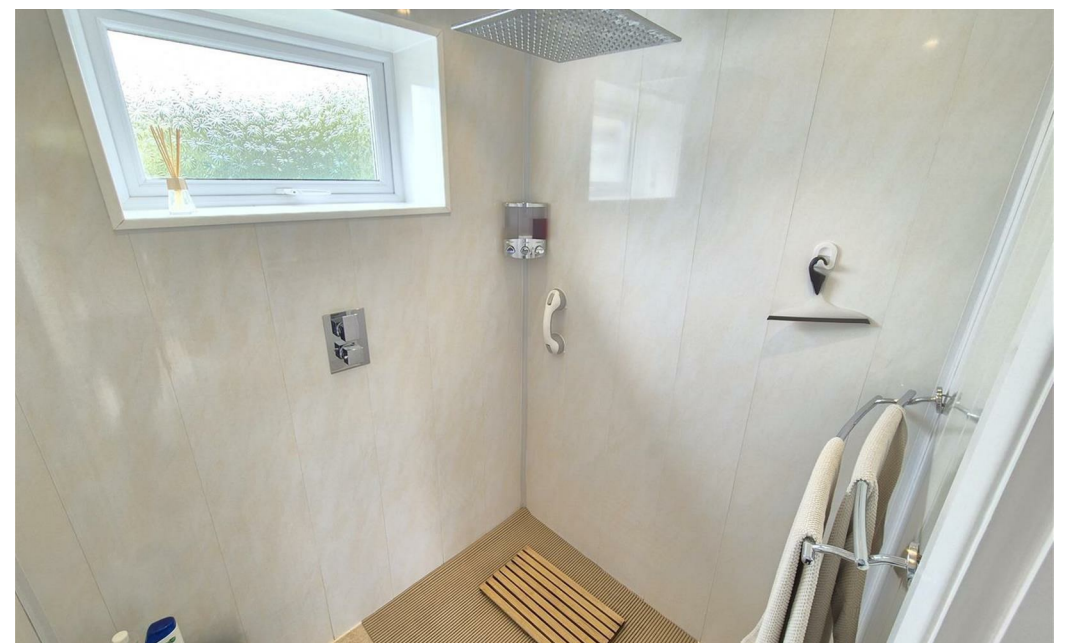


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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	65	
(55-68) D		
(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?

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call Sinclair on 01530 838338



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3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk