



Sinclair

2b St. Bernards Road, Whitwick, Leicestershire, LE67 5GU

£325,000

01530 838338 sinclairstateagents.co.uk

Property at a glance

- Four Bedrooms
- Open Plan Family Living Kitchen/Utility
- Private Plot
- Council Tax Band*: D
- En-suite & Family Bathroom
- Living Room & Home Office
- Garage & Parking
- Price: £325,000

Overview

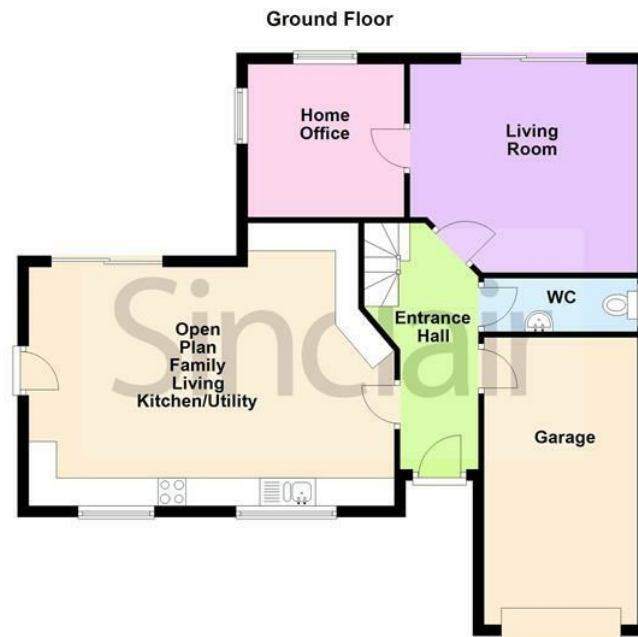
This individually designed four bedroomed family detached home sits on a generously proportioned and private plot with the gardens providing a particular feature of sale. Internally the accommodation comprises of reception hall, downstairs cloakroom/WC, living room with access to a home office and a super open plan family living dining kitchen. On the first floor the landing gives way to four bedrooms with en-suite to master and family bathroom. Outside the property sits back from the road with the driveway providing ample parking and access to the garage and the rear garden offers a stunning outdoor space. EPC RATING AWAITED

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

Covered Storm Porch

uPVC double glazed door through to the reception hall.

Entrance Hall

With radiator and stairs accessing the first floor, under stairs cloak area, door accessing the downstairs cloakroom/WC, living room (with home study off), the open plan family living kitchen and personnel access door through to the garage.

Downstairs Cloakroom/WC

Fitted with a white low flush WC and wash hand basin with tile splashbacks, uPVC double glazed opaque window to the side elevation and radiator.

Living Room

13'4" x 12'6" (4.06m x 3.81m)

Feature fireplace with raised hearth, matching back and inset living flame gas fed fire. uPVC double glazed sliding patio doors overlooking and accessing the garden, radiator and door accessing the home office.

Home Office

8'11" x 8'10" (2.72m x 2.69m)

uPVC double glazed windows to two aspects overlooking the feature rear garden and radiator.

Open Plan Family Living Kitchen/Utility

21'7"x 16'10" (max) 14'1" (min) (6.58mx 5.13m (max) 4.29m (min))

Super open family space with kitchen and dining areas, one and half drainer unit with chrome mixer tap, a range of fitted wall and base units, roll edge work surface and tiled surround. An electric hob with oven under and extractor fan over, space for a freestanding fridge/freezer, two radiators. Utility area with plumbing for both washing machine and dishwasher. Two front uPVC double glazed windows to the front elevation and uPVC double glazed sliding patio doors accessing the garden and generously proportioned patio/entertaining area. There is a further access door to the side of the garden.

FIRST FLOOR

Landing

Gives way to four double bedrooms (with en-suite to Master), a family bathroom, airing cupboard and loft access.

Master Bedroom

11'5" x 9'0" (min) (fitted wardrobe/cupboards) (3.48m x 2.74m (min) (fitted wardrobe/cupboards))

uPVC double glazed window to rear elevation with super outlook over the garden and tree lined aspect beyond. Radiator, fitted wardrobe/cupboards and door accessing the en-suite shower room.

En-suite Shower Room

Fitted with a white three piece suite comprising of an enclosed shower cubicle, low flush WC, vanity units

and mounted wash hand basin with cupboards under. uPVC double glazed opaque glass window to the side elevation and a heated chrome towel rail.

Bedroom Two

10'2" x 8'11" (max) (3.10m x 2.72m (max))

uPVC double glazed window to the rear elevation with super outlook over the garden and tree lined aspect beyond, radiator.

Bedroom Three

10'2" x 8'7" max (3.10m x 2.62m max)

uPVC double glazed window and skylight window to the front elevation, built-in storage cupboard, radiator.

Bedroom Four

10'3" x 9'1" (irregular shape room) max (3.12m x 2.77m (irregular shape room) max)

uPVC double glazed window to the front elevation, built in storage cupboard, radiator.

Family Bathroom

Fitted with a white three piece suite, comprising 'P shape' shower panelled bath with thermostatic shower over, low flush WC and pedestal wash hand basin. Tiled walls, heated chrome towel rail, uPVC double glazed opaque glass window to the side elevation.

OUTSIDE

Private Rear Garden

The stunning rear garden enjoys privacy to the plot and is mature with an abundance of mature plants, shrubs and trees. There is a generously proportioned patio/entertaining/seating area with steps leading down to the main garden which is laid mainly to lawn. There are a variety of fruit trees, fenced and hedged boundaries, brick built BBQ area, timber built shed and a further pleasant gravel seating area which is canopied by mature cherry tree.

Front

The property occupies a pleasant position and the plot is a particular feature of sale. The property is set back from the road with a tarmac driveway providing ample off road parking which in turn leads to the garaging. There's a gated side access leading to the rear garden.

Garage

8'3" x 16'11" (2.51m x 5.16m)

Having up-and-over entrance door, light, power and side personal door.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(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?

For a free valuation of your property with no obligation
call Sinclair on 01530 838338



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