

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

14 Rosemary Crescent, Whitwick, Leicestershire, LE67 5GT

£239,950

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Forest Edge Of Whitwick
- Detached Bungalow
- Open Plan Kitchen/Diner
- Council Tax Band*: C
- No Upward Chain
- Three Bedrooms
- Private Rear Garden
- Price: £239,950

Overview

*** OFFERED WITH NO UPWARD CHAIN *** This THREE BEDROOM DETACHED BUNGALOW comes to the market situated within a sought after crescent within the popular commuter village of Whitwick on the forest edge of the village. In brief the bungalow comprises an entrance hall, three bedrooms, lounge, shower room and kitchen/diner. Externally the property benefits from a low maintenance rear garden and frontage and having a tandem tarmacadamed driveway offering off-road parking for multiple vehicles. 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.

Ground Floor



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Detailed Accommodation

GROUND FLOOR

Entrance Porch

Entered through a uPVC front door with inset opaque double glazed panel, into an entrance porch with a Travertine floor, which in turn gives way to the entirety of the entrance hall.

Entrance Hall

Comprises of coving, a loft hatch and an airing cupboard housing the hot water cylinder.

Lounge

13'0" x 12'4" (3.96m x 3.76m)

Having uPVC double glazed window to the front elevation, an Adam style fireplace with gas inset living flame fire with polished granite effect surround and hearth and having wall lighting.

Bedroom One

10'2" x 10'8" (3.10m x 3.25m)

Enjoying a dual aspect with uPVC double glazed windows to front and side elevation.

Bedroom Two

7'9" x 13'5" (2.36m x 4.09m)

Enjoying views over the private rear garden via a uPVC double glazed window to the rear and further uPVC double glazed window to the side.

Bedroom Three

5'10" x 9'9" (1.78m x 2.97m)

Enjoying a range of fitted wardrobes and having a uPVC double glazed window to the rear elevation.

Shower Room

6'4" x 6'6" (1.93m x 1.98m)

Comprising of a low level WC, pedestal wash hand basin, corner shower enclosure with electric power shower, ceramic wall tiling, coving, an extractor fan and an opaque uPVC double glazed window to the side.

Kitchen/Diner

9'0" x 13'6" (2.74m x 4.11m)

Having a range of wall and base units with rolled edge work surfaces, a one and half bowl sink and drainer unit with tiled splashbacks, ceramic tiled flooring, uPVC double glazed windows to the side and rear and the pantry which in turn comprises a uPVC double glazed window to the side and also having a uPVC door accessing the private rear garden.

OUTSIDE

Private Rear Garden

Enjoying side gated access and surrounded by timber feather and closed board surround with a paved patio area giving way to a rockery, which in turn hosts a mature range of shrubs. The garden also benefits from ample storage via a coal store and three separate timber sheds.

Front

A tarmac driveway offers off-road parking for multiple vehicles and having a stone shingle potting garden to front with block edging.

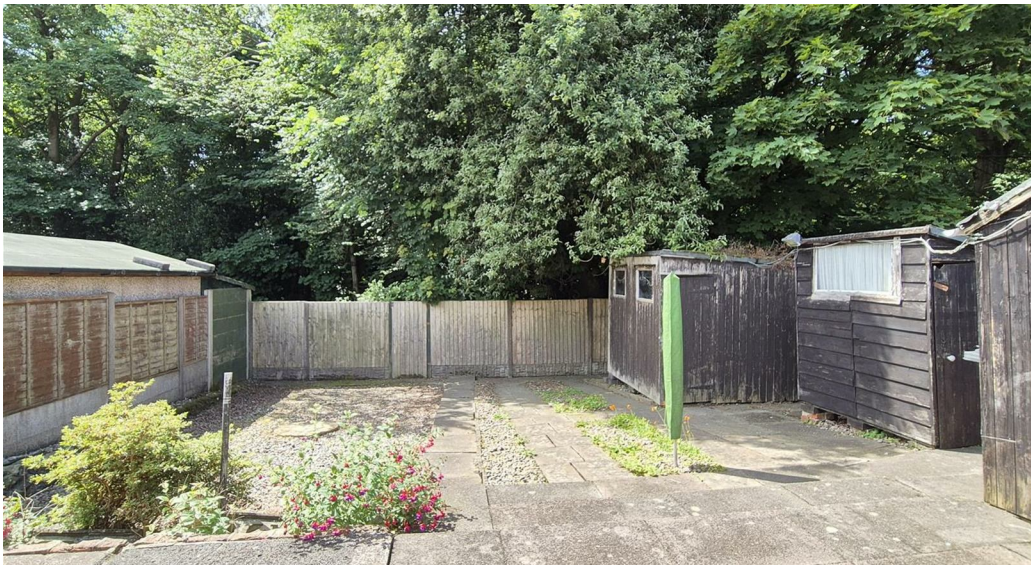


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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
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