

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

29 Hermitage Road, Whitwick, Leicestershire, LE67 5EJ

£215,000

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

## Property at a glance

- Three Double Bedrooms
- First Floor Shower Room & GF W/C
- Newly Fitted Boiler
- Council Tax Band\*: B
- Lounge & Dining Room
- 24'0" Modern Fitted Kitchen
- Private Garden & Views To Rear
- Price: £215,000

## Overview

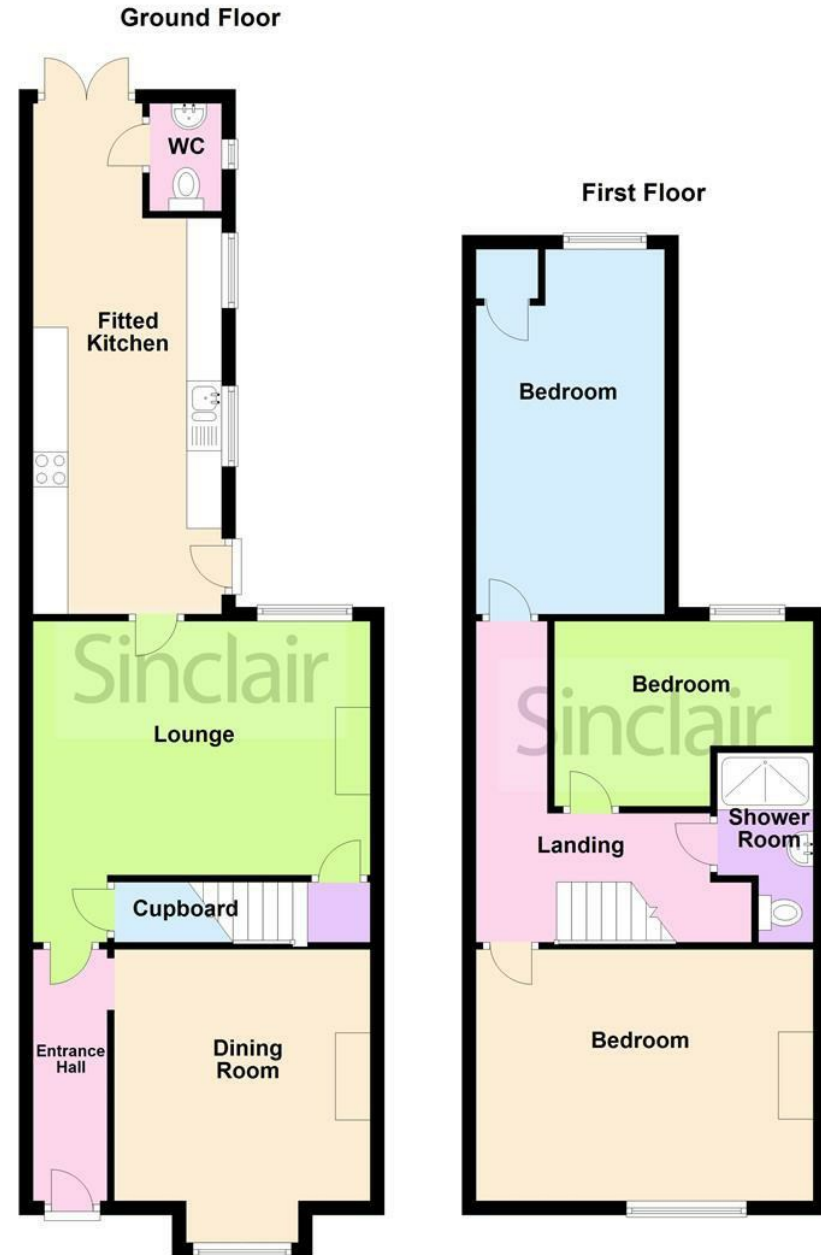
\*\* A DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOM SEMI-DETACHED HOME ENJOYING TWO RECEPTION ROOMS, 25'0" FITTED KITCHEN, FIRST FLOOR SHOWER ROOM, SEPARATE GROUND FLOOR WC, PRIVATE REAR GARDEN AND VIEWS TO THE REAR! \*\* EPC RATING E. Situated in the sought after village of Whitwick and being deceptively spacious. The accommodation comprises entrance hall, dining room with open fire and bay window, 15'11" lounge, fitted kitchen and separate wc on the ground floor. The first floor then offers three double bedrooms and a three piece white suite shower room. Externally there is a private rear garden being mainly lawned with patio seating area. To the front there is a small frontage with boundary wall and the property enjoys pleasant views to the rear. The property further benefits from double glazing and a gas central heating system with new installed boiler.

## 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 Hermitage Leisure Centre featuring a nine hole golf course and fishing lake, two primary schools, park, post office, shops, a supermarket and several churches. As well as bordering Charnwood, Whitwick is also home to Holly Hayes wood, Gracedieu woods and High Cademan which all provide attractive countryside walks and wildlife. An old winding wheel can still be seen at the foot of Leicester Road, erected as a monument to Whitwick's mining past following the closure of the colliery. 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

Being deceptively spacious and comprising on the ground floor:

#### Entrance Hall

Approached via the uPVC front door.

#### Dining Room

13'10" x 11'0" (4.22m x 3.35m)

Having radiator, feature open fire, timber effect laminate flooring and uPVC double glazed window to the front.

#### Lounge

15'11" x 11'11" (4.85m x 3.63m)

Having understairs storage cupboard, timber effect laminate flooring, uPVC double glazed window to the rear and doorway with stairs leading to the first floor.

#### Fitted Breakfast Kitchen

24'0" x 8'11" narrowing to 5'2" (7.32m x 2.72m narrowing to 1.57m)

Enjoying an extensive range of base and wall units and complimenting dove grey worktops, one and half bowl sink and drainer with mixer tap, integrated oven and grill with four electric hob and extractor hood, integrated fridge, freezer and dishwasher, tiled floor and splash-backs, space for further appliances, ceiling spot lights, uPVC double glazed windows to the side, uPVC double glazed personal door to the side and breakfast area with uPVC double glazed French window to the rear giving access to the garden.

#### Separate Wc

Fitted with the two piece white suite comprising low level wc, pedestal wash hand basin, chrome finished fittings, tiled splash back, tiled floor and uPVC double glazed window.

### FIRST FLOOR

#### Landing

Having radiator.

#### Double Bedroom Front

11'10" x 13'5" (3.61m x 4.09m)

Having radiator and uPVC double glazed window to the front.

#### Double Bedroom Rear

14'10" x 8'10" narrowing to 5'10" (4.52m x 2.69m narrowing to 1.78m)

Having radiator and uPVC double glazed window to the rear.

#### Double Bedroom Rear

17'2" x 8'7" (5.23m x 2.62m)

Having airing cupboard housing the gas fired central heating boiler, radiator and uPVC double glazed window to the rear.

#### Shower Room

Fitted with the three piece white suite comprising double shower cubicle, low level wc, pedestal wash hand basin, chrome finished fittings, extractor fan, loft hatch, tiled walls and radiator.

### OUTSIDE

Provides...

#### Private Rear Garden

Having patio seating area, lawn, fenced boundaries, shed and pleasant views to the rear.

#### Front

Having small frontage with boundary wall and path to the front door.



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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### 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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