



Sinclair



93 Hall Lane, Whitwick, Leicestershire, LE67 5FD

£265,000

01530 838338 [sinclairstateagents.co.uk](https://www.sinclairstateagents.co.uk)

Property at a glance

- Four Double Bedrooms
- Modern Magnet Kitchen
- Private Rear Garden
- Council Tax Band*: B
- Semi Detached
- Conservatory
- Off Road Parking
- Price: £265,000

Overview

THIS FOUR BEDROOM SEMI DETACHED FAMILY HOME features off road parking and a modern Magnet kitchen. In brief the property comprises a wet room, dining room, lounge, kitchen and conservatory to the ground floor with stairs to the first floor giving way to four good sized bedrooms. Externally, the property enjoys a good sized private garden to the rear with frontage to accommodation off road parking for multiple vehicles. 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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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a uPVC double glazed front door with inset double glazed opaque panel and comprising stairs rising to the first floor, access to under stairs storage, dado rail and ceramic tiled flooring.

Wet Room

6'2" x 8'9" (max) (1.88m x 2.67m (max))

Having low level w.c, vanity wash hand basin, electric power shower with non slip flooring, tiled walls, extractor fan and uPVC double glazed opaque window to side.

Magnet Kitchen

9'10" x 13'4" (3.00m x 4.06m)

Having a range of modern wall and base units, work surfaces, four ring electric hob with splash screen and extractor hood over, one-and-a-half bowl sink and drainer unit with mixer tap, electric double oven and grill with further microwave oven and space and plumbing for appliances. Other benefits include an integrated fridge/freezer, ceramic tiled floor, column radiator, inset down lights, uPVC double glazed French doors accessing the rear garden and uPVC double glazed window to rear.

Dining Room

9'9" x 10'7" (2.97m x 3.23m)

Having uPVC double glazed window to front, timber flooring and double doors opening to the lounge.

Lounge

13'2" x 13'6" (4.01m x 4.11m)

Having coving, wall lighting and opening into both the dining room and conservatory via uPVC double glazed patio doors.

Conservatory

10'3" x 11'2" (3.12m x 3.40m)

Being of uPVC double glazed construction and having timber flooring, ceiling fan and uPVC double glazed French doors to garden.

FIRST FLOOR LANDING

Stairs rising to the first floor gives way to four good sized bedrooms with dado rail and loft hatch.

Bedroom One

13'4" x 13'7" (4.06m x 4.14m)

Having uPVC double glazed window to rear.

Bedroom Two

10'0" x 12'2" (3.05m x 3.71m)

Having uPVC double glazed window to rear.

Bedroom Three/Dressing Room

10'0" x 10'7" (3.05m x 3.23m)

Having uPVC double glazed window to front.

Bedroom Four

9'9" x 12'1" (2.97m x 3.68m)

Having uPVC double glazed window to front and access to over stairs storage.

OUTSIDE

Private Rear Garden

Having side gated access and surrounded by timber close board fencing, a raised area of timber decking with inset plinth lighting facilitated by external power points and gives way raised patio area with slate shingle edging, well maintained lawn hosting a range of mature shrubs and a steel shed.

Front

Having a tarmacadamed driveway offering off road parking for multiple vehicles and surrounded by box hedging, stone shingling with ramp to front door which sits adjacent to an electric vehicle charging point.



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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		
(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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