



Sinclair

Talbot House, 133 Talbot Street, Whitwick, Leicestershire, LE67 5AX

Guide Price £425,000

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Property at a glance

- Five Bedrooms
- Three Storeys
- Field Views
- Council Tax Band*: D
- 1777 Square Feet
- Village Location
- Building Plot
- Price: £425,000

Overview

** HOUSE AND BUILDING PLOT WITH GRANTED PLANNING PERMISSION **

**LAND & HOUSE ARE BOTH AVAILABLE UPON SEPARATE NEGOTIATION

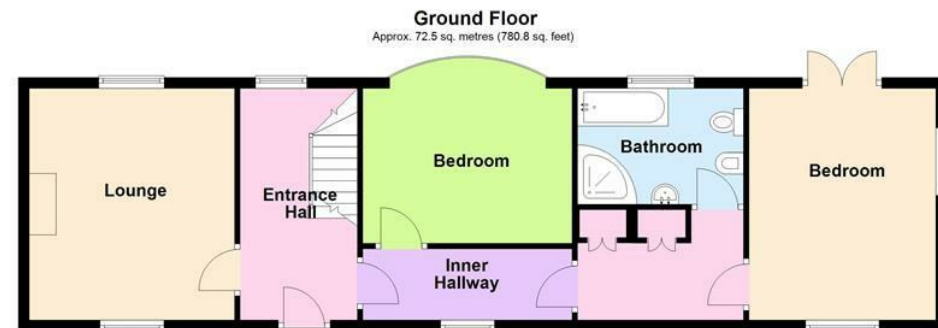
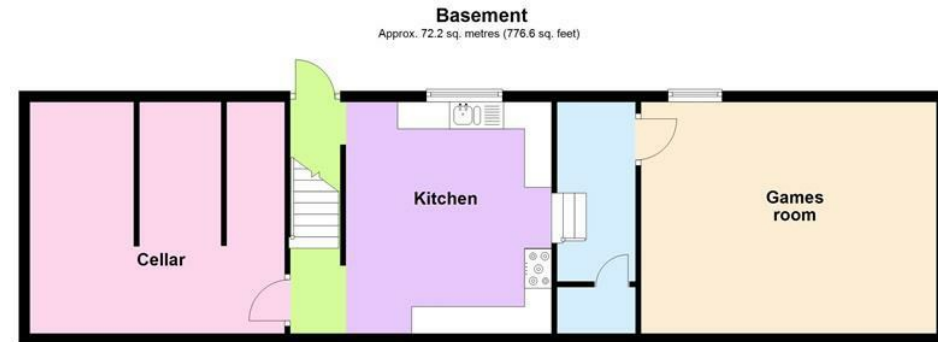
**This FIVE bedroom detached house circa 1777 square feet comes to the market spanning over three storeys to comprise a wealth of internal accommodation, with wonderful views of rolling hills to the rear of the property offering a true sense of seclusion. As part of the sale there is granted planning permission for a five bedroom detached house (20/00812/FUL) offers a fantastic opportunity for a growing family or property developer respectively. EPC RATING E.

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

Enter through a timber framed front door, with inset opaque glazed panel and comprising uPVC double glazed window to rear, wall lighting and exposed timber beams.

Lounge

12'6" x 14'1" (3.81m x 4.29m)

Enjoying an Adam style fireplace with gas inset living flame, wall lighting, recess shelving, exposed timber beams and benefitting from dual aspect double glazed windows to front and rear.

Inner Hallway

Enjoying a uPVC double glazed window to front, part dado rail, wall lighting and giving way to the rest of the ground floor accommodation.

Bedroom

12'9" x 9'5" (3.89m x 2.87m)

Enjoying a timber framed, single glazed window to rear offering field views with part dado wall panelling and wall lighting.

Inner Hallway Continued

Enjoying a further uPVC double glazed window to front, a range of fitted storage and loft hatch.

Family Bathroom

10'1" x 8'0" (3.07m x 2.44m)

Oversized jet bath sits adjacent to a double shower enclosure with waterfall thermostatic mixer tap and also benefits from a low level w.c, bidet and oversized vanity wash hand basin with tiled splashbacks, and timber effect laminate flooring, part wall tiling, extractor fan and opaque uPVC double glazed window to rear.

Bedroom

11'4" x 14'0" (3.45m x 4.27m)

Enjoying a uPVC double glazed window to side and front with further timber framed double glazed French doors accessing the rear garden.

LOWER GROUND FLOOR

Kitchen

12'6" x 13'6" (3.81m x 4.11m)

Stairs descending the lower ground floor first come into contact with the kitchen which in turn comprises a range of wall and base units, rolled edge work surfaces, a freestanding gas and electric Range Master oven unit, a one and a half bowl sink and drainer, timber framed single glazed window to rear, timber

framed stable door accessing the rear garden with access to under stairs storage, with timber effect laminate flooring to complement the exposed timber beams.

Games Room

18'0" x 13'6" (5.49m x 4.11m)

Comprising a range of wall lights, uPVC double glazed window to rear and sits partitioned from the kitchen via a side hall which in turn grants further access to the rear garden via a timber framed door.

Cellar

Having both light, power and is partitioned into three sections.

FIRST FLOOR

Landing

Stairs ascending the first floor landing give way to three good sized bedrooms and in turn benefits from a dual aspect with uPVC double glazed windows to front and rear.

W.C

Comprising a low level push button w.c, wall mounted wash hand basin and uPVC double glazed window to rear.

Bedroom

7'4" x 6'4" (2.24m x 1.93m)

uPVC double glazed window to rear.

Bedroom

12'6" x 8'0" (3.81m x 2.44m)

Having loft access and uPVC double glazed window to front.

Bedroom

12'9" x 14'2" (3.89m x 4.32m)

Enjoying a range of double glazed windows finished in uPVC to front, side and rear.

OUTSIDE

Rear Garden

Comprising a lawn surrounded by timber closed board fence panelling.

BUILDING PLOT

* PLANNING CODE (20/00812/FUL)*

The proposed plans are for the erection of a detached dwelling to be built to the right elevation of 133, Talbot Street.

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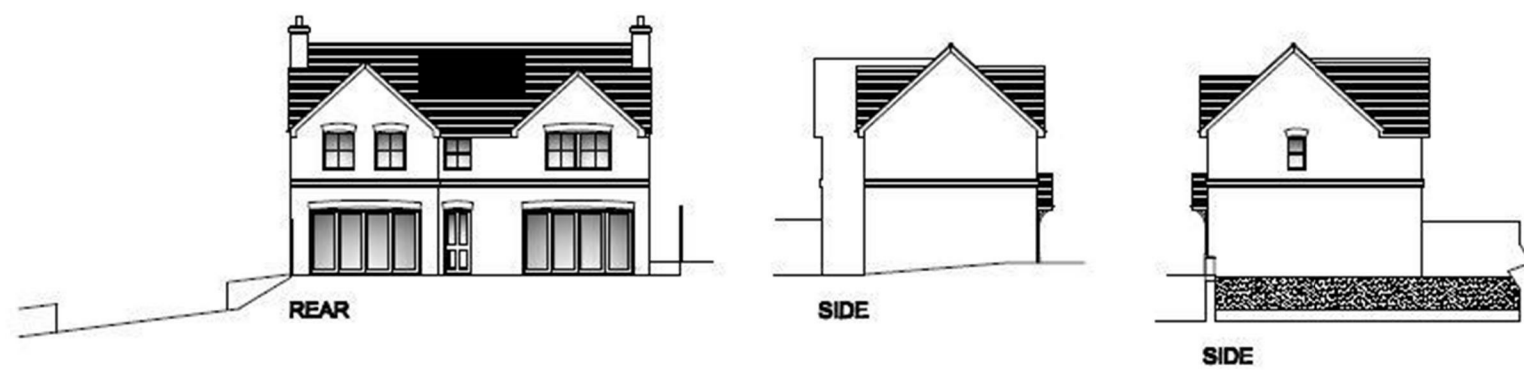
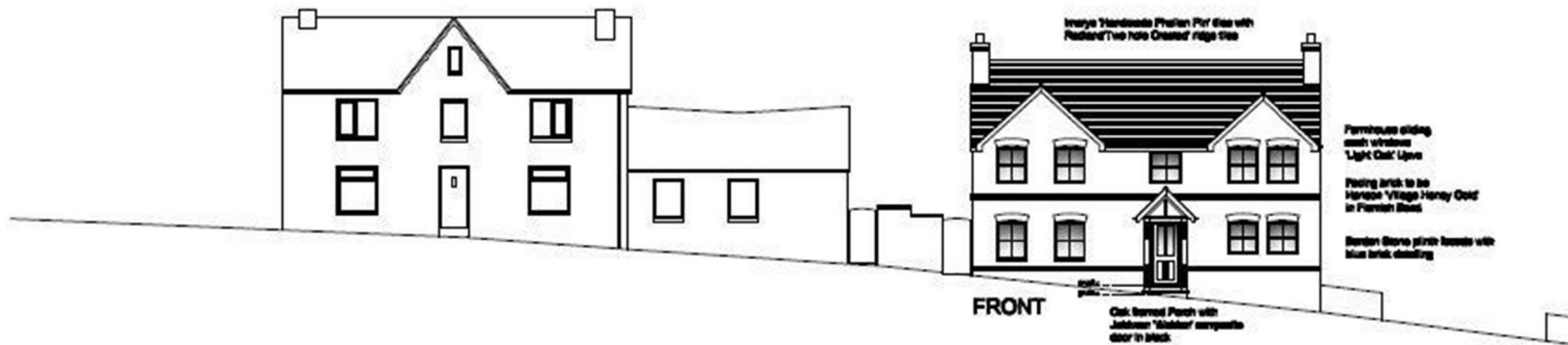
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	46	
(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

** All distances have been taken from Google maps and must be taken as approximate.

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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