



Sinclair

3a Birch Avenue, Whitwick, Leicestershire, LE67 5GB

£245,000

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Offered With No Upward Chain
- Off Road Parking
- Semi-Detached House
- Council Tax Band*: B
- Three Storeys
- Sought After Location
- More Than Meets The Eye
- Price: £245,000

Overview

**** OFFERED WITH NO UPWARD CHAIN **** This spacious THREE BEDROOM SEMI DETACHED FAMILY HOME comes to the market set over THREE STOREYS courtesy of a loft room which in turn enjoys wonderful views of the Holly Hayes Woodland. In brief the property features a good sized lounge, fitted kitchen and open plan dining room to the ground floor with stairs rising to the first floor giving way to three good sized bedrooms and a family bathroom with further stairs facilitating access to the second floor loft room. Situated within a sought after edge of village location the property benefits from a sunny aspect rear garden and generous frontage able to accommodate multiple off road vehicles. EPC RATING D.

Location**

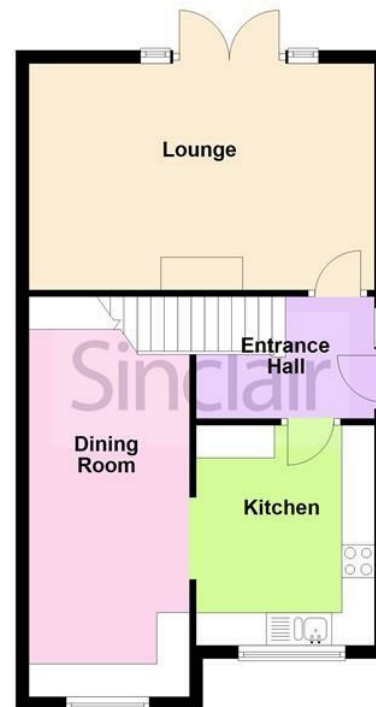
The village of Whitwick is one of North West Leicestershire's best kept secrets as it borders the renowned Charnwood Forest and some of the county's most scenic countryside. It has a selection of public houses, the newly built Whitwick and Coalville Leisure Centre, two sought after primary schools, park, 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

Approx. 48.9 sq. metres (526.2 sq. feet)



First Floor

Approx. 47.0 sq. metres (505.5 sq. feet)



Second Floor

Approx. 27.2 sq. metres (292.3 sq. feet)



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Enter through a uPVC door and having stairs rising to the first floor whilst facilitating access to both the Lounge and Kitchen respectively.

Lounge

17'4" x 11'4" (5.28m x 3.45m)

Enjoying a uPVC framed set of French doors flanked by uPVC double glazed windows granting access into the private rear garden and complemented by coving, wall lights, ceiling rose and an Adam style electric fireplace having both marble surround and hearth.

Kitchen

8'9" x 11'0" (2.67m x 3.35m)

Inclusive of a range of wall and base units, an integrated fridge and freezer, dishwasher with further waste disposal unit as part of the sink and drainer which in turn enjoys a swan neck flexi-hose mixer tap. The kitchen also benefits from a four ring electric hob, an electric oven and grill with an extractor hood over, ceramic tiled flooring, a uPVC double glazed window to the front and an opening into the Dining room.

Dining Room

8'1" x 20'1" (2.46m x 6.12m)

Having uPVC double glazed window to the front with exposed timber beams and a range of fitted work surfaces and cupboards (two cupboards contain plumbing and space for appliances).

FIRST FLOOR LANDING

Bedroom One

15'4" x 11'4" (4.67m x 3.45m)

Having a bed enclosure with further range of fitted wardrobes and dresser unit with a storage cabinet and uPVC double glazed window to rear.

Bedroom Two

8'9" x 11'2" (2.67m x 3.40m)

Having uPVC double glazed window to the front.

Family Bathroom

5'4" x 8'3" (1.63m x 2.51m)

This three piece white suite comprises a low level, push button WC, a jet bath, a vanity wash hand basin with monobloc mixer tap with tiled walls, ceramic tiled flooring, opaque uPVC double glazed window to rear, a heated towel rail, inset downlights, an extractor fan with further fitted mirror/medicine cabinet.

Bedroom Three

8'10" x 11'2" (2.69m x 3.40m)

Housing the gas fired central heating boiler and having a uPVC double glazed window to front with a set of stairs facilitating access into the loft room.

Loft Room

16'9" x 17'4" (5.11m x 5.28m)

Enjoying eaves storage, exposed timber beams and two uPVC double glazed window to rear.

OUTSIDE

Private Rear Garden

A paved walkway gives way to a well maintained lawn surrounded by a host of shrubs and surrounded by timber closed board fence panelling and hosting a timber shed backing onto the Holly Hayes Woodland.

Front

An expansive tarmac driveway offers off-road parking for multiple vehicles and gives way to the front door and rear garden respectively.

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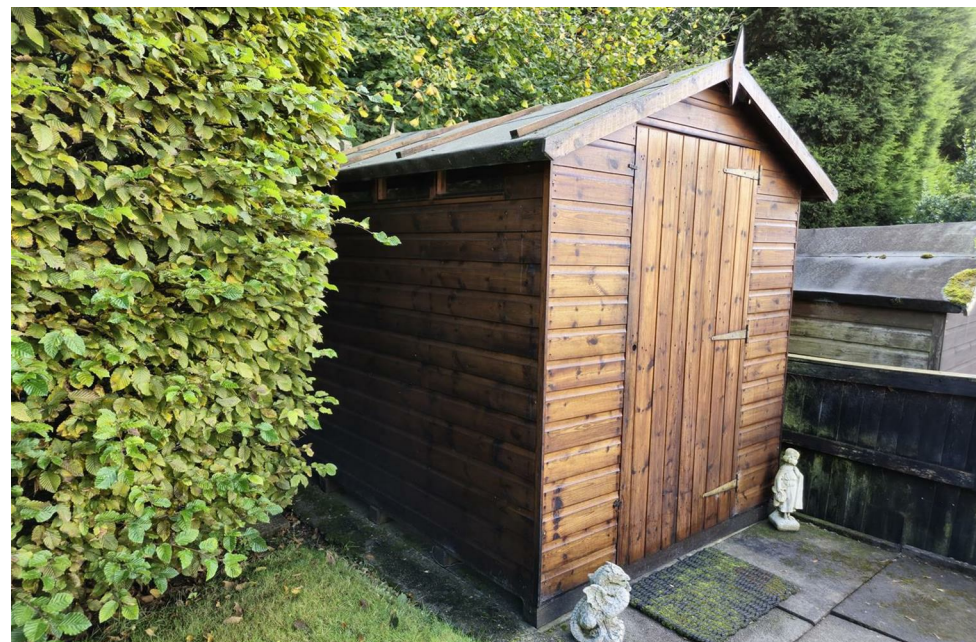
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	62	
(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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3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk