



Sinclair

10 Castle Street, Whitwick, Leicestershire, LE67 5AG

Offers In Excess Of
£300,000

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Property at a glance

- Four Bedrooms, En-Suite
- Potential Annex
- Recently Renovated
- Council Tax Band*: B
- No Upward Chain
- Off Road Parking
- Under-Floor Heating
- Price: £300,000

Overview

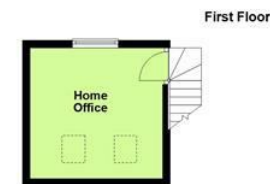
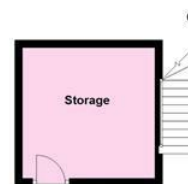
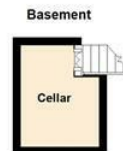
***NEWLY RENOVATED* NO UPWARD CHAIN.** this ONE OF A KIND four bedroom family home complete with character has an ace up its sleeve! With a separate 2 storey outbuilding (potential annex) and separate cellar, there is more to this property than meets the eye. Benefitting from a recent renovation, with under floor heating and a wealth of accommodation on offer which sets this wonderful family home apart, early viewings are highly advised in order to avoid disappointment. 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.



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GROUND FLOOR

Entrance Porch

Entered via a composite front door with inset opaque double glazed panel and comprising inset footwell with inset downlights, loft hatch, double storage cabinet and giving way to the dining room.

Dining Room

10'5" x 15'1" (3.18m x 4.60m)

Enjoying a solid oak framed set of stairs ascending the first floor and complimented by Travertine tiled flooring and uPVC double glazed window to front and side.

Guest Cloakroom

Comprising a low level push button w.c, pedestal wash hand basin with tiled splashbacks and continued flooring from the dining room, inset downlights, part timber acoustic wall panelling and having an opaque uPVC double glazed window to side.

Country Kitchen

8'5" x 16'4" (2.57m x 4.98m)

Inclusive of an attractive range of wall and base units with complimentary butchers block work surfaces, a four ring electric hob with extractor hood over, an electric oven/grill and further integrated dishwasher having both space and plumbing for appliances and featuring continued Travertine tiled flooring. Other benefits include a sink and drainer unit, inset footwell facilitating access to the rear garden via a uPVC double glazed door and adjacent uPVC double glazed window, the kitchen also features a host of exposed timber beams and comprises a set of stairs descending to the cellar.

Lounge

11'9" x 16'7" (3.58m x 5.05m)

Enjoying continued Travertine flooring and featuring a log burner (not in use) acting as a focal point beneath an oak mantel with tiled hearth, the lounge also features a dual aspect with uPVC double glazed window's to front and side, also benefitting from exposed timber beams.

Cellar

Accessible via the kitchen and having an oak door to front, offering a useful storage space.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to four good sized bedrooms including the family bathroom and en-suite respectively and comprising uPVC double glazed window to side, inset downlights, loft hatch and finished in solid timber flooring.

Bedroom One

12'1" x 11'0" (3.68m x 3.35m)

Having uPVC double glazed window to front, an expansive bed enclosure with a range of fitted wardrobes and granting access to the en-suite.

En-Suite

This three piece suite comprises a low level push button w.c, vanity wash hand basin with monobloc mixer

tap, tiled splash backs with shower enclosure having thermostatic mixer shower tap, recess shelving, heated towel rail, inset downlights, extractor fan and timber effect vinyl flooring.

Bedroom Two

11'11" x 8'0" (3.63m x 2.44m)

Enjoying inset downlights and uPVC double glazed window to rear.

Bedroom Three

11'0" x 7'9" (3.35m x 2.36m)

Having a uPVC double glazed window to front and inset downlights.

Bedroom Four

9'2" x 6'5" (2.79m x 1.96m)

Having uPVC double glazed window to rear.

Family Bathroom

10'5" x 7'5" (3.18m x 2.26m)

This three piece suite comprises a low level w.c, pedestal wash hand basin with illuminated bathroom mirror/vanity unit above, a panel bath with splash screen and thermostatic mixer shower over, tiled splashbacks, tile effect vinyl flooring, inset downlights and extractor fan.

OUTSIDE

Potential Annex/Home Office

11'6" x 11'4" (3.51m x 3.45m)

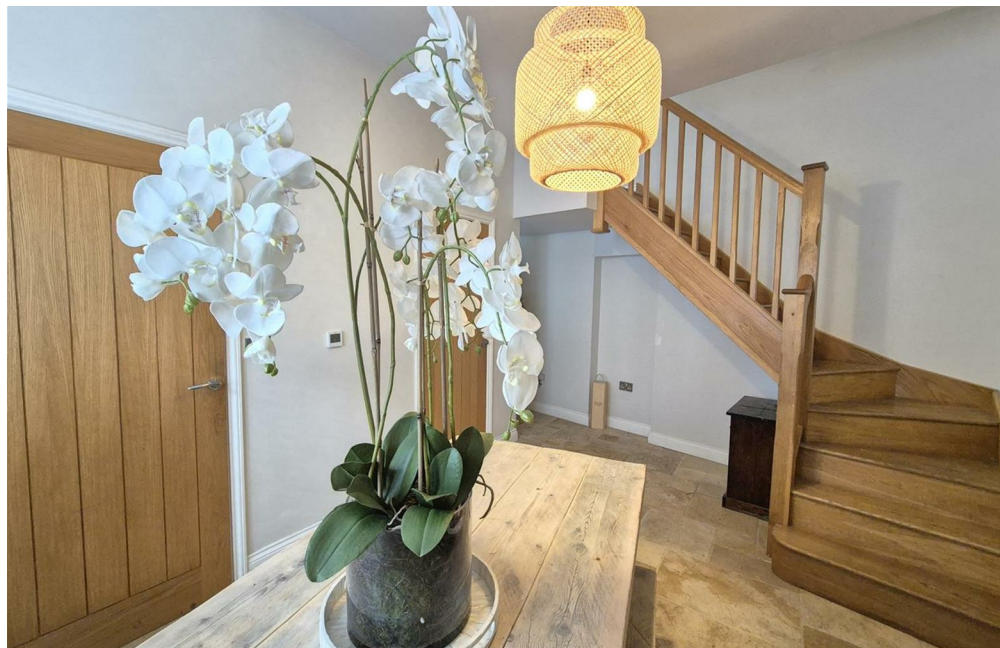
The ground floor of the potential annex/office comprises a timber framed front door with gas fired central heating boiler and benefits from both light and power. The first floor area enjoys two sky lights to front with a uPVC double glazed to rear, inset downlights and also benefits from both light and power.

Rear Garden

Enjoying a sunny aspect and comprising Indian sandstone patio complimented by an area of slate shingling offering a seating area, a brick store and side gated access whilst also facilitating access to the rear lawn with block edging and part stone/brick/timber close board/timber feather board surround. Other benefits include a timber framed garden shed and wall lighting.

Front

A block paved driveway offer off road parking to front and sits adjacent to an area of stone shingled edging with wall lighting.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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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