



Sinclair

23 Gillamore Drive, Whitwick, Leicestershire, LE67 5PA

£230,000

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Property at a glance

- No Upward Chain
- Semi Detached House
- Good Sized Rear Garden
- Council Tax Band*: B
- Three Bedrooms
- Former Garage/Workshop
- Sought After Location
- Price: £230,000

Overview

OFFERED WITH NO UPWARD CHAIN this THREE BEDROOM SEMI-DETACHED FAMILY HOME comes to the market occupying a sought after location within the commuter village of Whitwick. In brief the property comprises an entrance hall, an open plan 27' lounge/dining room and kitchen to the ground floor with stairs rising to the first floor leading to three good sized bedrooms, family bathroom and a further loft hatch giving way to the loft room. Externally the property benefits from a former garage which was converted into a utility/workshop and separate outdoor w.c. There is a generously proportioned, sunny aspect rear garden and ample frontage able to accommodate off road car standing. Early viewings come 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 (10.4 miles) 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



First Floor



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a uPVC front door and having stairs rising to the first floor, a generously proportioned storage cupboard and giving way to the lounge diner.

Lounge/Dining Room

8'6" (widening to 11") x 27'0" (2.59m (widening to 3.35m) x 8.23m)

Enjoying a dual aspect with uPVC double glazed windows to front and uPVC patio doors accessing the rear garden. The lounge/dining room enjoys wall lighting an Adam style electric fireplace with granite effect surround and hearth, ceiling rose, coving and giving way to the kitchen.

Kitchen

8'0" x 10'8" (2.44m x 3.25m)

Inclusive of a modern range of wall and base units a porcelain sink and drainer unit with swan neck mixer tap, four ring gas hob and electric oven/grill, tiling to splash prone areas, inset downlights and tile effect laminate flooring, extractor fan, integrated fridge and opaque uPVC double glazed door to side and further uPVC double glazed window overlooking the well maintained rear garden.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to three good sized bedrooms and a family bathroom respectively and comprises a uPVC double glazed window to side and a loft hatch which in turn gives way to a 17'4" x 12" loft room with both light and power.

Bedroom One

10'0" x 11'4" (3.05m x 3.45m)

Benefitting from coving and a uPVC double glazed window to front.

Bedroom Two

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

Having uPVC double glazed window to rear and a ceiling rose, coving and an airing cupboard housing the gas fired central heating boiler.

Bedroom Three

7'0" x 8'2" (2.13m x 2.49m)

Having timber effect laminate flooring and a uPVC double glazed window front.

Family Bathroom

5'9" x 6'8" (1.75m x 2.03m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin, panel bath with splash screen and electric shower over, part tiled walls, extractor fan, an opaque uPVC double glazed window to side and tiled effect laminate flooring.

OUTSIDE

Former Garage/Workshop/Utility

7'5" x 15'4" (2.26m x 4.67m)

Enjoying an opaque uPVC double glazed window to front with aluminium framed opaque double glazed door to rear, light, power, a worksurface with fitted sink/drain, space and plumbing for multiple appliances and having an electric wall mounted storage heater.

Outhouse/ W.C

Comprising a low level w.c, ceramic tiled flooring and having lighting.

Private Rear Garden

A block paved patio area is complimented by a range of flowerbeds with a raised pond, well maintained lawn and a host of shrubs throughout the garden. Surrounded by timber feather and close board fence panelling, having side gated access beneath a covered way, and hosting a garden shed and greenhouse respectively.

Front

A block paved driveway offers off road parking for multiple vehicles and is enclosed by a dwarf brick wall with wrought iron fencing and having a host of shrubs.



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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		72
(55-68) D	58	
(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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* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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