

Sinclair



43 Hilary Crescent, Whitwick, Leicestershire, LE67 5PN

£259,950

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Property at a glance

- Two Bedrooms
- Extended
- Off Road Parking
- Council Tax Band*: B
- Bungalow
- Detached Garage
- Open Plan Kitchen/Diner
- Price: £259,950

Overview

This EXTENDED TWO BEDROOM SEMI-DETACHED BUNGALOW comes to the market offering an entrance porch, inner hall, two bedrooms, front facing lounge, open plan extended kitchen/diner, shower room, rear lobby and separate w.c. Externally the bungalow enjoys a detached garage with rear separate utility room and further separate workshop all with light and power and complimented by a private rear garden with far reaching views. To the front the bungalow offers off road parking for multiple vehicles. EPC RATING C.

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



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GROUND FLOOR

Entrance Porch

Entered through a uPVC front door with inset double glazed panel and surrounded by adjacent uPVC double glazed windows and complimented by ceramic tiled flooring and inset downlights.

Entrance Hall

Comprising a loft hatch (with fitted ladder for loft access) and having a separate cloaks storage cupboard.

Lounge

12'2" x 16'8" (3.71m x 5.08m)

Having uPVC double glazed window to front and coving.

Bedroom

10'9" x 13'5" (3.28m x 4.09m)

Having uPVC double glazed window to front.

Bedroom

7'9" x 8'9" (2.36m x 2.67m)

Having uPVC double glazed window to rear and coving.

Shower Room

6'4" x 5'5" (1.93m x 1.65m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin, corner shower enclosure with waterfall mixer tap, having ceramic tiled walls and flooring, extractor fan and chrome heated towel rail and opaque uPVC double glazed window to rear.

Kitchen Area

13" x 9'3" (3.96m x 2.82m)

Inclusive of a range of wall and base units with complimentary rolled edge worksurfaces, space and plumbing for appliances, a one and a half bowl sink and drainer unit, ceramic tiled flooring, free standing cooker, airing cupboard housing the gas fired central heating boiler and opening into the dining room.

Dining area

17'6" x 7'4" (5.33m x 2.24m)

Continuing from the open plan kitchen, the dining room comprises ceramic tiled flooring,

uPVC double glazed window to rear, wall lighting and uPVC framed French doors accessing the private rear garden.

Rear Lobby

Enjoying uPVC double glazed window to rear with adjacent uPVC double glazed door accessing the rear garden with a further uPVC double glazed door facilitating access to the side driveway and finished in ceramic tiled flooring.

Cloakroom

Comprising a wall mounted wash hand basin and drainage in place to accommodate a w.c.

OUTSIDE

Private Rear Garden

A paved patio area surrounded by a combination of concrete fencing and timber closed board fencing and is facilitated by external power point, water point, lawn, a shed, a greenhouse and a range of shrubs.

Workshop

9'2" x 9'9" (2.79m x 2.97m)

Enjoying both light and power uPVC double glazed window to rear and accessed via a uPVC framed door.

Utility Room

9'2" x 5'5" (2.79m x 1.65m)

Accessed via a uPVC double glazed door with adjacent uPVC double glazed window and comprising a worksurface beneath which sits space and plumbing for appliances and having both light and power.

Garage

9'2" x 18'3" (2.79m x 5.56m)

Entered via an up and over front door with uPVC double glazed door to side and having both light and power

Front

A tandem block paved driveway offers off-road parking for multiple vehicles and grants access to both the front door and detached garage respectively and is complemented by a stone shingled frontage with a dwarf stone wall and a range of shrubs.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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