



Sinclair

33 Thomas Road, Whitwick, Leicestershire, LE67 5FY

£185,000

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Property at a glance

- Two Double Bedrooms
- Open Plan Lounge/Diner
- Off Road Parking
- Council Tax Band*: B
- Semi Detached House
- Kitchen & Bathroom
- Ideal First Time Purchase
- Price: £185,000

Overview

THIS TWO DOUBLE BEDROOM SEMI DETACHED HOUSE ideal for first time buyers, comes to the market comprising an open plan lounge/diner and fitted kitchen to the ground floor with stairs rising to the first floor landing providing access to two double bedrooms and a three piece bathroom suite. The property benefits from off road parking to the rear and is located within the popular commuter village of Whitwick. Early viewings come highly advised in order to avoid disappointment. EPC RATING C.

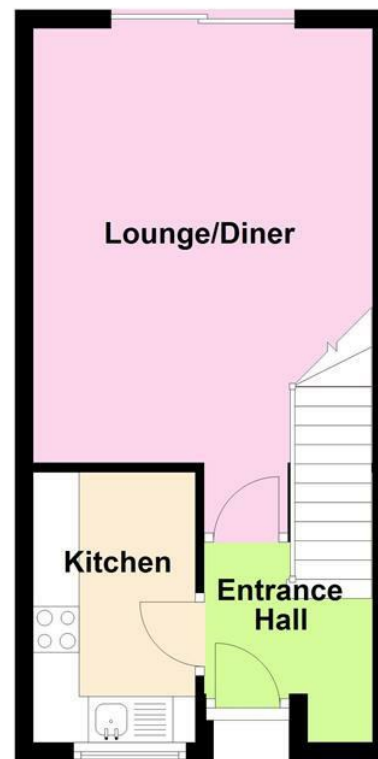
Location**

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).

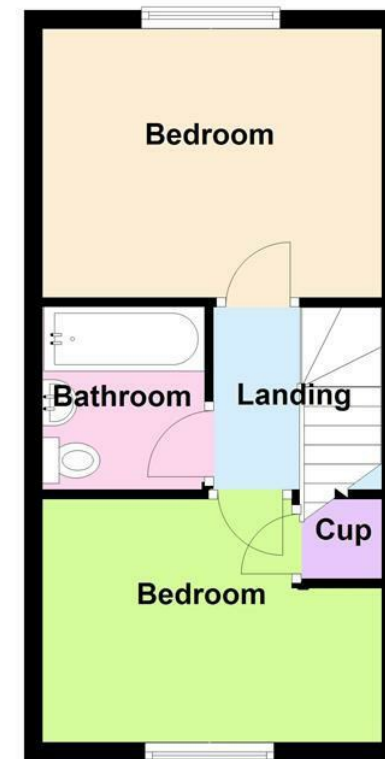


** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a uPVC double glazed front door with inset double glazed opaque panel and comprising timber effect laminate flooring and stairs rising to the first floor.

Kitchen

5'9" x 9'8" (1.75m x 2.95m)

Inclusive of the attractive range of wall and base units, complementary work surfaces, four ring electric hob with splash screen and extractor hood over, built in electric oven/grill, sink and drainer unit with swan neck mixer tap, space and plumbing for appliances, uPVC double glazed window to front and timber effect laminate flooring.

Lounge/Diner

11'7" x 15'6" (3.53m x 4.72m)

Enjoying timber effect laminate flooring and having uPVC framed patio doors providing access to the rear garden.

FIRST FLOOR

Landing

Giving way to the two double bedrooms and bathroom and comprises a loft hatch which in turn benefits from a pull down ladder, partly boarded with both light and power and housing the gas fired central heating Worcester combination boiler.

Bedroom

11'8" x 10'0" (3.56m x 3.05m)

Having uPVC double glazed window to rear.

Bedroom

11'8" x 9'1" (3.56m x 2.77m)

Having uPVC double glazed window to front and over stairs storage cupboard.

Bathroom

5'9" x 5'6" (1.75m x 1.68m)

This white three piece suite comprises a low level push button w.c, pedestal wash hand basin, panelled bath with electric shower over, partly tiled walls, extractor fan and shaver point.

OUTSIDE

Rear Garden

Having a lawn facilitated by rear gated access to the parking and having a slate shingled walkway to side giving access to the front and being enclosed by timber close board fence panelling and enjoying a sunny aspect.

Parking

The property benefits from two off road parking spaces at the rear.

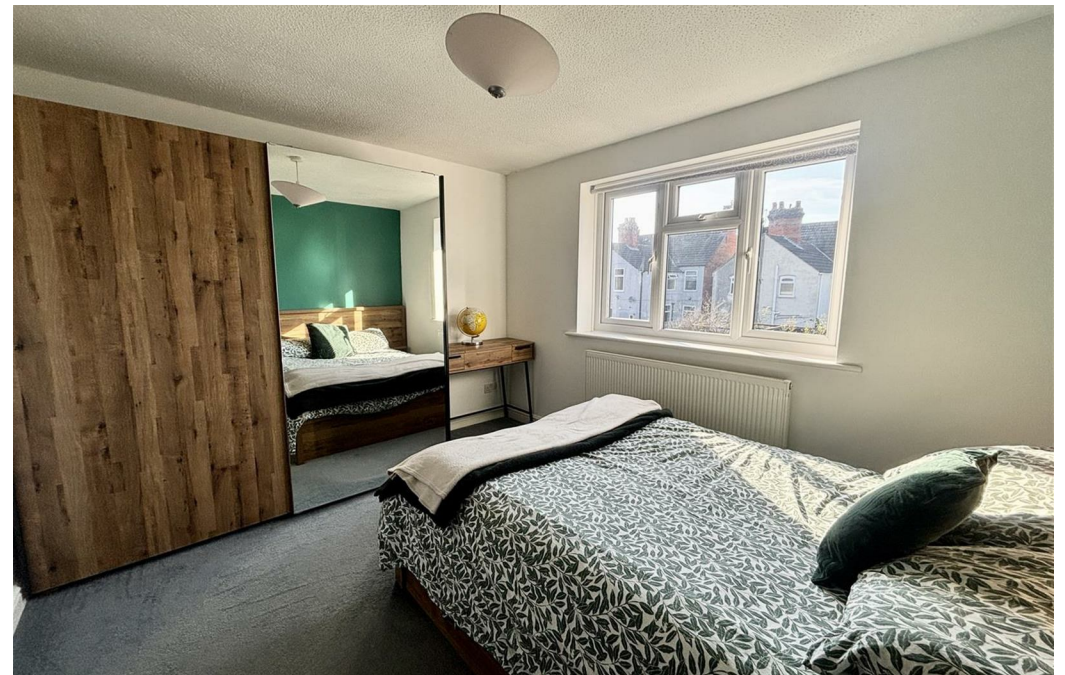


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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B		
(69-80) C	75	
(55-68) D		
(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

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

Photographs

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