



110 Silver Street, Whitwick, Leicestershire, LE67 5EU

01530 838338 sinclairestateagents.co.uk

Offers In Excess Of
£260,000

Property at a glance

- Much Improved
- Family Bathroom & Kitchen
- Block Paved Parking
- Council Tax Band*: C
- Three Bedrooms
- Lounge & Dining Room
- Rear Garden
- Price: £260,000

Overview

**** OFFERED WITH NO UPWARD CHAIN **** A MUCH IMPROVED AND ATTRACTIVELY PRESENTED INDIVIDUAL DETACHED HOME IN A CENTRAL POSITION WITHIN THIS SOUGHT AFTER VILLAGE. The property benefits from double glazing, gas central heating, uPVC soffits, fascias and rainwater goods, alarm and includes porch, hall, dining room with bay window, lounge, extended fitted kitchen, three bedrooms, family bathroom, laid out and fenced rear garden, front with block paved parking. HIGHLY RECOMMENDED. 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 Hermitage Leisure Centre featuring a nine hole golf course and fishing lake, two primary schools, park, post office, shops, a supermarket and several churches. As well as bordering Charnwood, Whitwick is also home to Holly Hayes wood, Gracedieu woods and High Cademan which all provide attractive countryside walks and wildlife. An old winding wheel can still be seen at the foot of Leicester Road, erected as a monument to Whitwick's mining past following the closure of the colliery. 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

Full Width Tiled Canopy

With front door to the porch.

Enclosed Storm Porch

With double glazed window to front.

Entrance Hall

With double radiator, double glazed window to side and walk in cupboard beneath staircase.

Dining Room

12'0" x 13'0" into bay (3.66m x 3.96m into bay)

With double glazed bay window to front and timber effect laminate flooring having radiator and coving.

Lounge

12'0" x 13'0" (3.66m x 3.96m)

With uPVC double glazed window to rear, timber effect laminate flooring, double radiator and coving.

Extended Fitted Kitchen

7'5" widening to 10'2" x 15'10" (2.26m widening to 3.10m x 4.83m)

Inclusive of the attractive range of base and wall cupboards, Corian style sink unit, Flavell Oven Range with seven ring hob, double oven, grill and extractor hood, tiled splashbacks, double radiator, coving and uPVC double glazed windows to side and rear.

Rear Lobby

With uPVC double glazed window, radiator and uPVC double glazed external door.

Cloakroom

With low level wc, wash hand basin, walls partly tiled and radiator.

FIRST FLOOR

Landing

With double glazed window to side.

Bedroom One

12'2" x 13'3" (3.71m x 4.04m)

With uPVC double glazed window to rear, double radiator and fitted furniture to two walls incorporating wardrobes, cupboards and drawers.

Bedroom Two

12'3" x 11'8" (3.73m x 3.56m)

With uPVC double glazed window to front, coving and radiator.

Bedroom Three

7'3" x 8'2" (2.21m x 2.49m)

With uPVC double glazed window to front, radiator.

Bathroom

7'3" x 9'0" (2.21m x 2.74m)

With white suite having chrome finished fittings comprising P-shaped panelled bath shower over and side screen, pedestal wash hand basin, shaver light and point, low level wc, walls tiled, radiator, chrome heated towel rail, airing/boiler cupboard housing the gas fired central heating boiler, access to loft and uPVC double glazed window to rear.

OUTSIDE

Rear Garden

Closed board fencing and having patio, water point, two lawns, borders and shed.

Front

Being block paved for off road parking for multiple vehicles and having a walled boundary.

N.B Please be advised the parking is accessed over a shared driveway.

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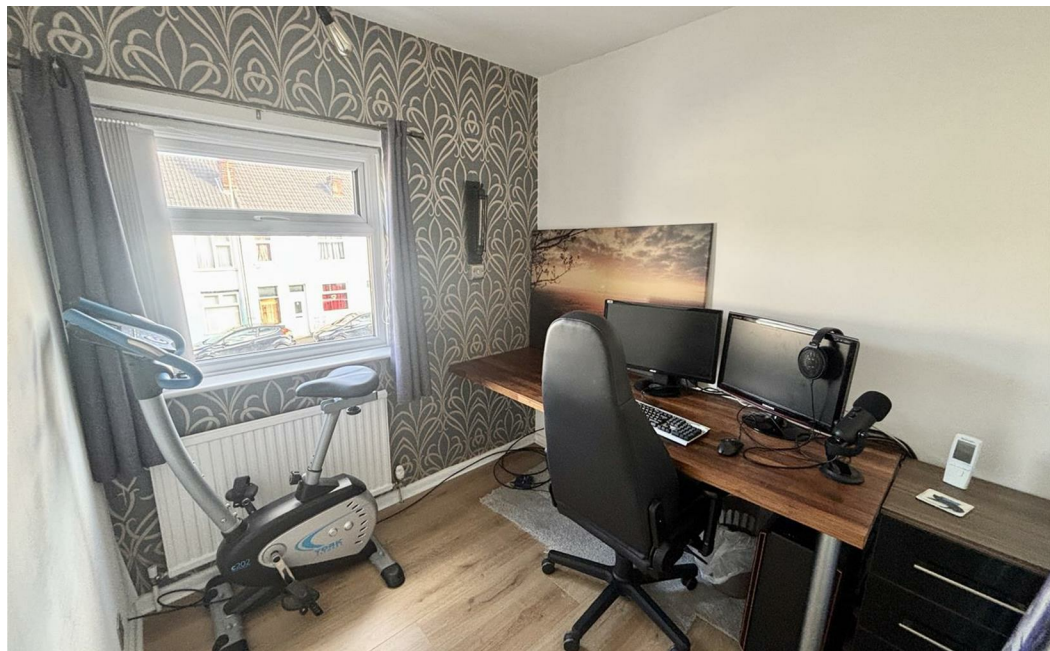
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Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | 70 | |
| (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

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Photographs

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Thinking of Selling?

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