



Sinclair

13 Crusader Close, Whitwick, Leicestershire, LE67 5BX

01530 838338 sinclairstateagents.co.uk

Offers In Excess Of
£240,000

Property at a glance

- Extended & Contemporary Home
- Beautifully Landscaped Garden
- Driveway & Single Garage
- Modern Kitchen & Bathroom
- Spacious Living Accommodation
- Popular Cul-de-Sac Location
- Council Tax Band*: B
- Price: £240,000

Overview

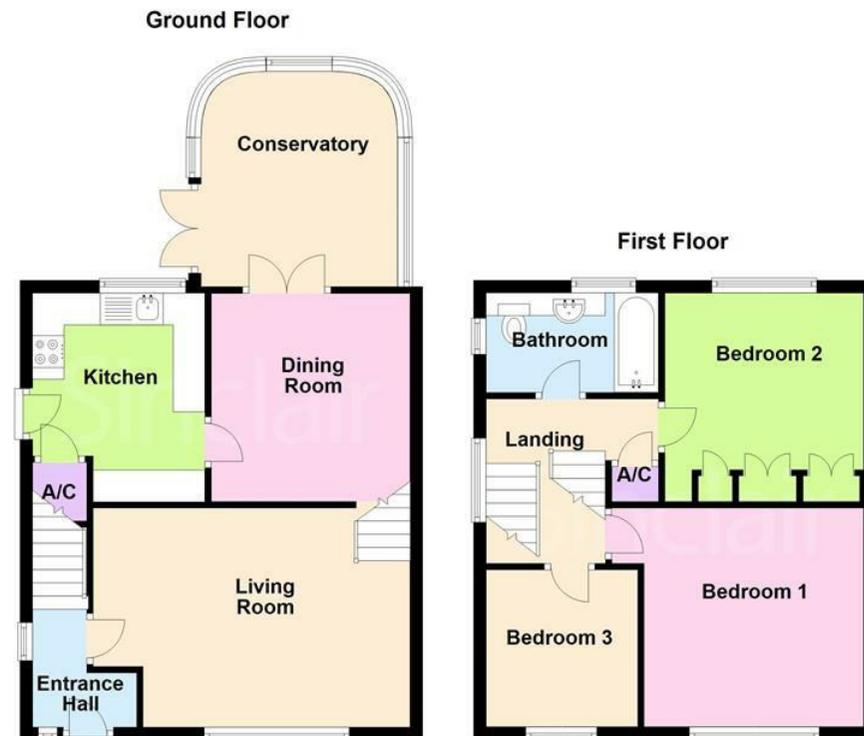
** A BEAUTIFULLY PRESENTED AND EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED IN THE POPULAR VILLAGE OF WHITWICK OFFERING BOTH SPACIOUS AND CONTEMPORARY ACCOMMODATION OVER TWO FLOORS ALONG WITH MUTUALLY LANDSCAPED GARDENS TO THE REAR. ** At a glance the accommodation briefly comprises entrance hall, living room, separate dining room, modern kitchen and extended conservatory located on the ground floor. Stairs to the first floor offer three bedrooms and a contemporary three piece family bathroom suite. Externally the property continues to impress with front garden and landscaped garden to rear, driveway parking and single garage. Additional benefits include double glazing and gas central heating. EPC RATING E.

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.



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Has double glazed access door with double glazed window to the side elevation and side panel, radiator, stairs rising to the first floor and ceiling coving.

Living Room

16'6" x 11'3" (5.03m x 3.43m)

Having double glazed bow window to the front elevation, radiator, feature fireplace with gas fire, dado rail, coving and ceiling rose.

Dining Room

10'9" x 10'4" (3.28m x 3.15m)

Having wood flooring, radiator, ceiling coving and French doors leading through to the conservatory.

Conservatory

11'1" x 10'3" (3.38m x 3.12m)

Being of brick and double glazed construction with double glazed French doors opening on to garden, tiled flooring, ceiling fan and light.

Kitchen

10'9" x 9'0" (3.28m x 2.74m)

Having a range of modern wall and base Shaker style units with complimentary worktop, sink and drainer with mixer tap, integrated double oven and grill with a four ring gas hob and extractor hood, integrated dishwasher, integrated fridge, space and plumbing for further appliances, ceiling spotlights, under stair pantry, double glazed door to the side elevation and double glazed window to the rear along with tiled flooring.

FIRST FLOOR

Landing

With double glazed window, airing cupboard and radiator.

Bedroom One

11'8" x 11'2" (3.56m x 3.40m)

Having double glazed window and having wall lighting.

Bedroom Two

10'4" x 9'9" (3.15m x 2.97m)

With double glazed window, fitted wardrobes and radiator.

Bedroom Three

8'1" x 7'11" (2.46m x 2.41m)

Having double glazed window with fitted blind, timber effect laminate flooring and radiator.

Bathroom

This three piece white suite comprises a low level W.C, vanity wash hand basin with monobloc mixer tap, panel bath with splash screen and mixer shower over, chrome heated towel rail, ceramic tiled floor, part tiled walls, a dual aspect with opaque uPVC double glazed windows to rear and side, inset downlights and an extractor fan.

OUTSIDE

Rear Garden

The rear garden is a combination of split level paved patio areas with an array of shade and sun spots, fenced boundary, planted borders, outside tap and side gated access. A well maintained lawn is facilitated by side gated access and also benefits from a range of flower beds and a host of shrubs.

Front Garden

The front garden is gravelled with planted shrubs.

Tarmacadam Driveway

Provides ample parking for multiple vehicles and leading to the single garage.

Single Garage

19'5" x 9'3" (5.92m x 2.82m)

With light and power supply, single up and over access door and rear glazed window.



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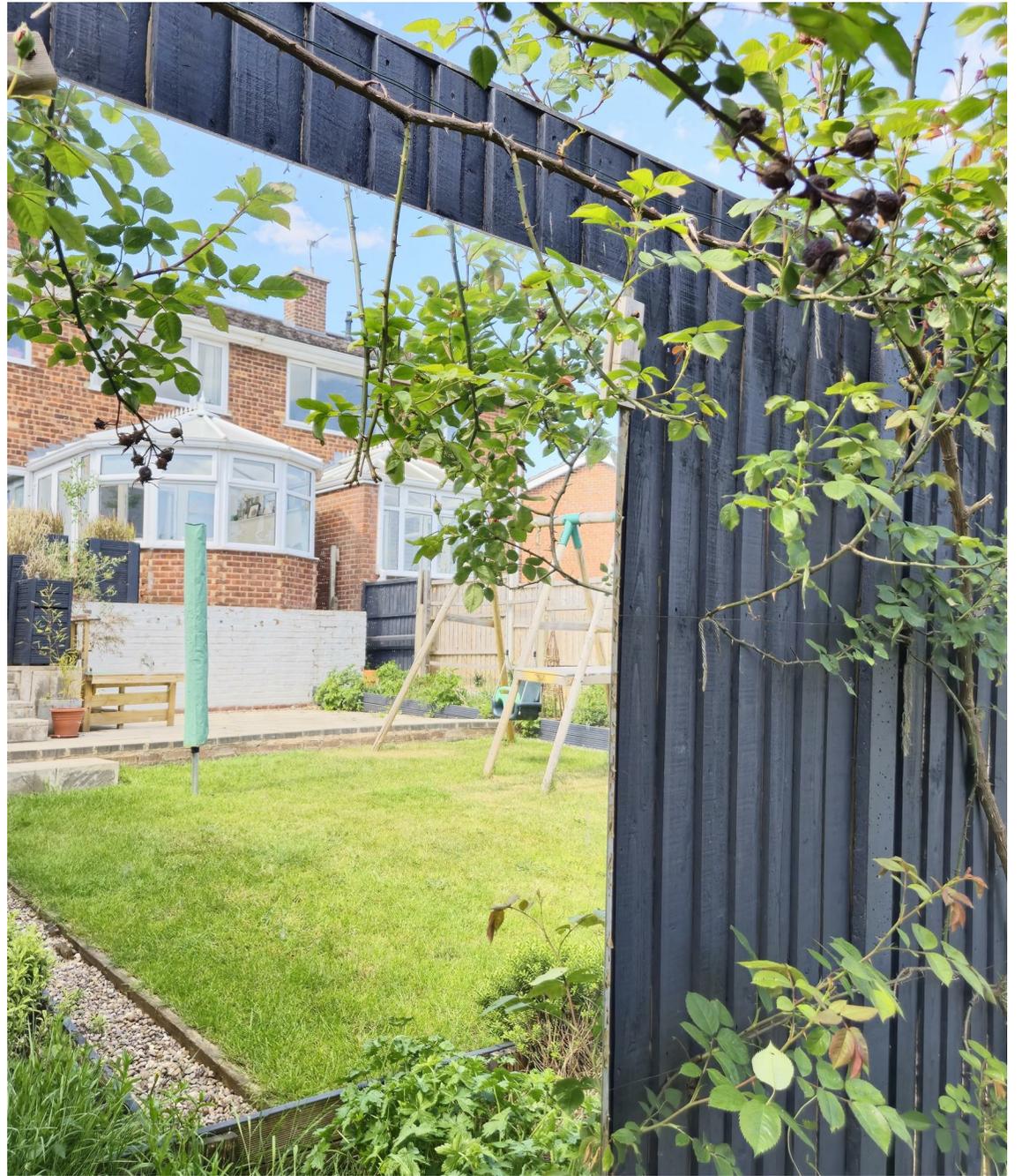


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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		74
(69-80) C		
(55-68) D		
(39-54) E	39	
(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

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

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