

An aerial photograph of a residential property. The main house is a single-story brick building with a dark tiled roof and a chimney. It has a small front garden with a gravel path leading to the front door. To the left of the house is a larger, lighter-colored building, possibly a garage or extension. The property is surrounded by greenery and a fence. A red car is visible in the foreground.

Sinclair

178B Grace Dieu Road, Whitwick, Leicestershire, LE67 5AP

£250,000

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Sought After Location
- Developed 2024/205
- Open Plan Style Living
- Council Tax Band*:
- Ideal Downsize Property
- Close To Amenities
- No Upward Chain
- Price: £250,000

Overview

** A NEWLY DEVELOPED DETACHED RESIDENCE is situated on the sought after Grace Dieu Road with ease of access to the village amenities and pleasant walks in the nearby Grace Dieu woods. The property is ideal for those looking to downsize into low maintenance accommodation. Offered with a 10 year warranty and in brief comprises open plan living space with separate fitted breakfast kitchen, inner lobby, bedroom two/reception room two and shower room. The first floor opens to a further bedroom. Outside the property is set back off Grace Dieu Road with a driveway leading to three properties with parking available to the front, whilst the rear walled and fenced garden offer pleasant outdoor space. The property is offered with no upward chain. EPC RATING AWAITED.

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



178B Grace Dieu Road, Whitwick, Leicestershire, LE67 5AP

Sinclair

Detailed Accommodation

GROUND FLOOR

Entrance Hall

Enter via a composite door with opaque double glazed window with security spy hole through to the open plan living space.

Living Room

12'8" x 10'10" (3.86m x 3.30m)

uPVC double glazed window, radiator, oak veneer door with chrome handle accessing the under stairs storage cupboard, open access to the breakfast kitchen and inner hall.

Inner Hall

The inner hall has oak veneer doors accessing the stairs to the first floor, bedroom two/reception room two and a shower room. There's a useful area to the landing which could accommodate fitted storage, there's a Velux skylight window offering natural light to the space.

Breakfast Kitchen

10'9" x 7'5" (3.28m x 2.26m)

The kitchen is fitted with a single drainer sink unit with stylish chrome mixer tap over and cupboards under. There is a range of fitted units with chrome bar handles to the wall and base, worksurface with matching upstand, an electric hob with oven under and extractor fan over, a wall mounted and concealed combination gas fed boiler, uPVC double glazed window, space for a tall standing fridge freezer, radiator, tiled flooring and space and plumbing for washing machine and dishwasher.

Reception Room Two/Bedroom Two

10'0" x 9'0" (maximum measurements) (3.05m x 2.74m (maximum measurements))

Having uPVC double glazed French patio doors accessing the rear garden and radiator.

Shower Room

Having three piece white suite comprising double shower cubicle, low level push button w.c, pedestal wash hand basin, extractor fan, tiled flooring and uPVC double glazed opaque window.

FIRST FLOOR

Bedroom

13'0" x 10'10" (including the stairs) (3.96m x 3.30m (including the stairs))

Having two Velux windows.

OUTSIDE

Private Rear Garden

Side access leading to an enclosed low maintenance brick walled garden with fencing to the rear boundary. There is a lawn area and slabbed patio with timber build store.

Front

The property is set back from Grace Dieu Road in a pleasant courtyard with a gravelled driveway providing off road parking for two/three cars.

178B Grace Dieu Road, Whitwick, Leicestershire, LE67 5AP

Sinclair



178B Grace Dieu Road, Whitwick, Leicestershire, LE67 5AP

Sinclair



178B Grace Dieu Road, Whitwick, Leicestershire, LE67 5AP

Sinclair



178B Grace Dieu Road, Whitwick, Leicestershire, LE67 5AP

Sinclair



178B Grace Dieu Road, Whitwick, Leicestershire, LE67 5AP

Sinclair



178B Grace Dieu Road, Whitwick, Leicestershire, LE67 5AP

Sinclair

Energy Efficiency Rating

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

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Referral Fee Disclosure

A client may wish to instruct us about a related service. Sinclair does offer such services to purchasers and sellers including the following; the provision of financial services, surveyors and solicitors. Where this occurs, Sinclair or its employees may receive a fee. Any commission or other income earned by Sinclair while carrying out our duties as agent for sale of the property, for example by , will be retained by Sinclair. Full details can be found at www.sinclairestateagents.co.uk/referral-fee-disclosure

Sinclair

Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01530 838338



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk