



53 Ashford Road, Whitwick, Leicestershire, LE67 5GD

01530 838338 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

Offers In Excess Of  
£220,000

## Property at a glance

- Immaculately Presented
- Lounge
- Front & Rear Gardens
- Council Tax Band\*: B
- Three Bedrooms
- Kitchen/Diner
- Off Road Parking
- Price: £220,000

## Overview

\*\* POPULAR LOCATION AND THREE BEDROOM SEMI-DETACHED HOME WITH WELL PRESENTED ACCOMMODATION THROUGHOUT AND OFF ROAD PARKING \*\* The accommodation briefly comprises entrance hall, lounge, kitchen/diner, first floor landing, three bedrooms and three piece white suite bathroom. Externally there is a private rear garden being well maintained, whilst to the front there is a further lawned area and tarmacadam driveway providing off road parking. 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



## Accommodation

Being excellently presented and comprising on the ground floor:

### Entrance Hall

Approached via the uPVC front door, radiator and stairs leading to the first floor.

### Lounge

11'9" x 13'0" (3.58m x 3.96m)

Having feature pebble effect fire with contemporary limestone fire surround, radiator, laminate floor covering and uPVC double glazed bow window to the front.

### Kitchen/Diner

15'2" x 7'11" (4.62m x 2.41m)

Having an attractive range of base and wall cupboards, rolled edge worktops, stainless steel oven with four ring gas hob and extractor hood, stainless steel one and a quarter sink unit, feature under unit lighting, ceramic tiled floor, under stairs storage cupboard, radiator, cupboard housing the wall mounted gas fired central heating boiler, plumbing for washing machine, uPVC double glazed window to the rear and uPVC double glazed personal door giving access to the garden.

### First Floor Landing

Having open balustrades and uPVC double glazed window to the side.

### Double Bedroom

10'6" x 8'6" (3.20m x 2.59m)

Having radiator, double wardrobe and uPVC double glazed window to the front.

### Double Bedroom

8'6" x 8'9" widening to 9'8" (2.59m x 2.67m widening to 2.95m)

Having radiator, laminate floor covering and uPVC double glazed window to the rear.

### Bedroom

7'0" x 6'3" (2.13m x 1.91m)

Having radiator, laminate floor covering and uPVC double glazed window to the rear.

### Bathroom

Fitted with the three piece white suite comprising panelled bath with wall mounted electric shower over and screen, low level wc, pedestal wash hand basin, chrome finished fittings, tiled splashbacks, radiator, airing cupboard housing the hot water cylinder and uPVC double glazed window.

### Outside

Provides...

### Private Rear Garden

Having patio seating area, lawn, shed, water point, fenced boundaries and picket fence with gate giving access to the front.

### Front

Having lawned area with mature tree and tarmacadam driveway providing off road parking to the front and side.



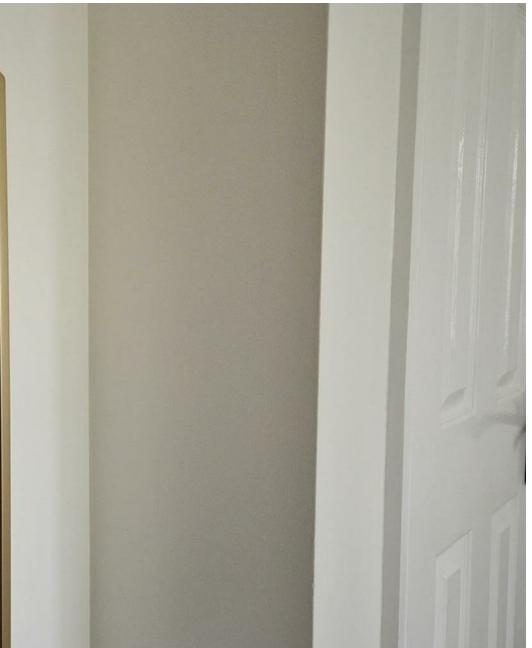
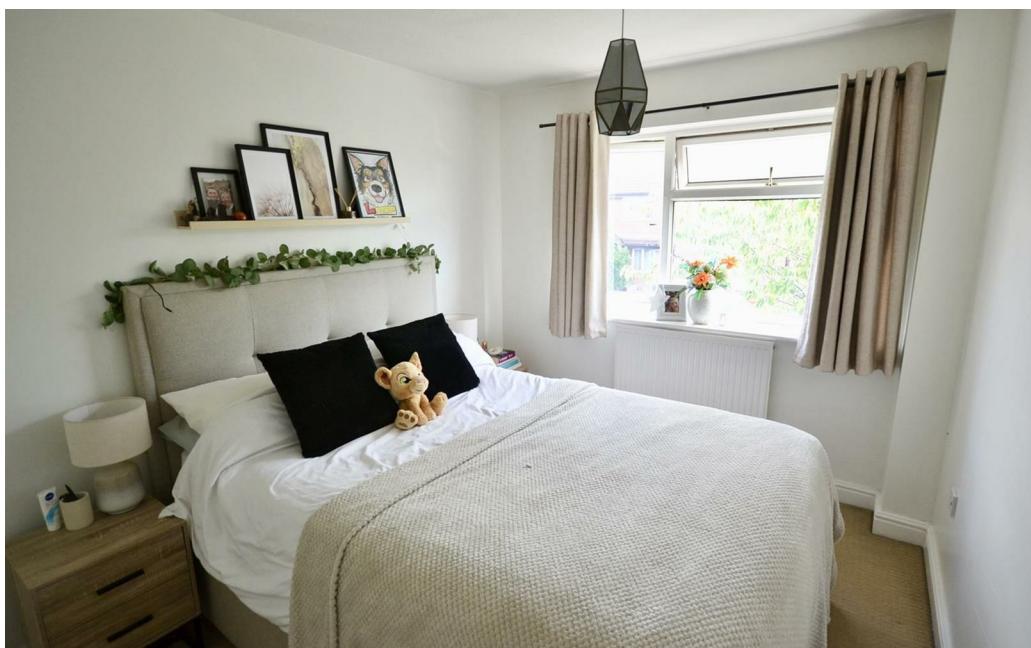
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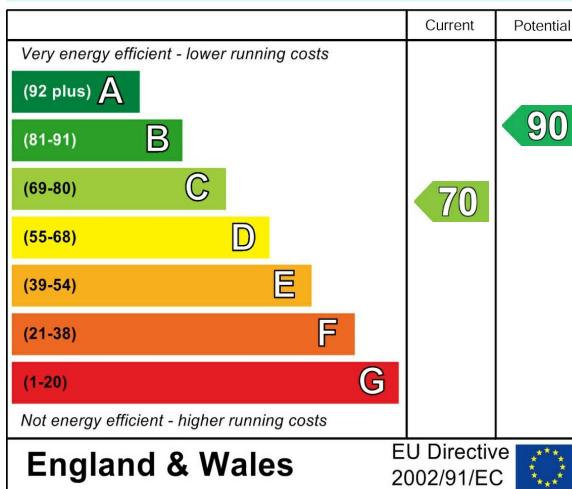
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## Energy Efficiency Rating



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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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.

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