



Sinclair

214 Hermitage Road, Whitwick, Leicestershire, LE67 5EH

£160,000

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Property at a glance

- Two Double Bedrooms
- Terraced Property
- Private Rear Garden
- Council Tax Band*: A
- Bathroom & Two En-Suites
- Modern Fitted Kitchen
- Close To Local Amenities
- Price: £160,000

Overview

This TWO DOUBLE BEDROOM PERIOD TERRACED PROPERTY comes to the market as an IDEAL FIRST TIME BUYER HOME BACKING ON TO HERMITAGE LAKE AND RECREATIONAL GROUND. Briefly comprising; lounge, kitchen/diner along with ground floor three piece family bathroom suite. Stairs then rise to the first floor offering two large double bedrooms and two en-suites. Externally the property benefits from a large rear garden plot. Additional benefits include double glazing, gas central heating system. EPC RATING D.

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)

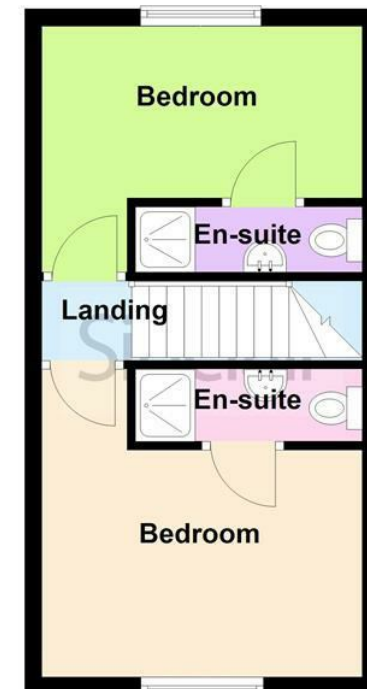


** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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Detailed Accommodation

GROUND FLOOR

Lounge

12'4 x 11'11 (3.76m x 3.63m)

Entered through a uPVC front door with uPVC double glazed window to front, timber effect laminate flooring, coving and pendant light.

Kitchen/Diner

12'4 x 12'6 (3.76m x 3.81m)

Continued timber effect laminate flooring, a range of wall and base units with rolled edge worksurfaces, one and a half sink drainer unit, space and plumbing for appliances.

Enjoying dual aspect with uPVC double glazed windows to the side and rear, understairs storage cupboard and stairs rising to the first floor.

Rear Lobby

Having tiled flooring and a uPVC door with double glazed opaque panel accessing the rear garden.

Bathroom

6'9 x 5'5 (2.06m x 1.65m)

This three piece suite comprises low level flush wc, pedestal wash hand basin, panelled bath with thermostatic shower over, uPVC double glazed opaque window to side, tiled walls and flooring.

FIRST FLOOR LANDING

Stairs rising to the first floor giving way to two double bedrooms.

Bedroom

12'1 x 7'9 (3.68m x 2.36m)

Having uPVC double glazed window to front and access to en-suite.

En-suite

2'9 x 8'9 (0.84m x 2.67m)

A three piece suite comprising a low level flush wc, thermostatic shower enclosure with tiled surround, vanity wash hand basin with mixer tap and tiled splashback. Also benefitting from chrome heated towel rail, extractor fan and vinyl flooring.

Bedroom

12'1 x 8'9 (3.68m x 2.67m)

Having uPVC double glazed window to rear, coving and access to the en-suite.

En-suite

2'9 x 8'9 (0.84m x 2.67m)

A three piece suite comprising a low level flush wc, thermostatic shower enclosure with tiled surround, vanity wash hand basin with mixer tap and tiled splashback. Also benefitting from chrome heated towel rail, loft hatch, extractor fan, cupboard housing the boiler and vinyl flooring.

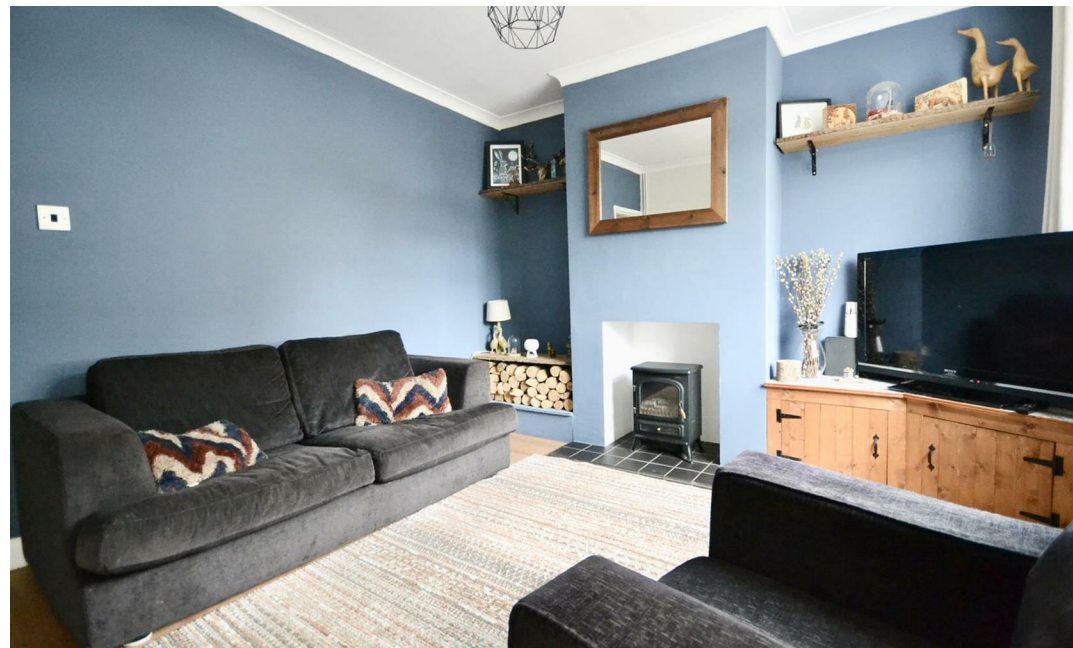
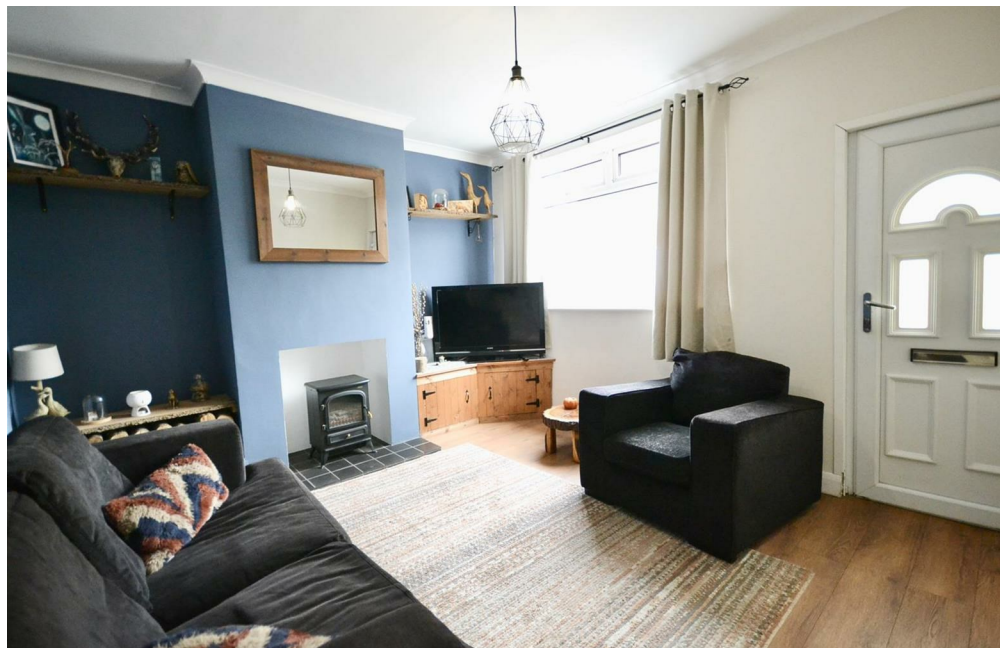
OUTSIDE

Private Rear Garden

Having paved patio with water point and side access gate over the neighbouring property and planted borders. There is pond surrounded by rockery, a stone shingled pathway with block paved edging which leads to the lawn area with rockery planted borders leading to further stone shingled area with two timber sheds and a rear gate granting access to the hermitage lake recreational ground.

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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		
(55-68) D	67	
(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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