

A photograph of a two-story brick house with a white garage and a car covered in a grey tarp. The house has a gabled roof and a white door. The car is parked on a paved driveway. The house is surrounded by greenery and a clear blue sky.

# Sinclair

125 Grace Dieu Road, Whitwick, Leicestershire, LE67 5AP

£399,950

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



## Property at a glance

- Detached Family Home
- One Bedroom Annex
- Ample Off Road Parking
- Council Tax Band\*: C
- Flexible Accommodation
- Sunny South West Facing Rear Garden
- Popular Village Location
- Price: £399,950

## Overview

This THREE BEDROOM SPACIOUS DETACHED FAMILY HOME WITH AN ADDITIONAL ONE BEDROOM ANNEX comes to the market offering NEWLY FITTED WINDOWS IN 2024 and situated on the popular Grace Dieu Road within Whitwick. In brief there is an entrance hall, living room, dining room, conservatory, kitchen and the annex which has one bedroom, en-suite, kitchen area and sitting room to the ground floor. To the first floor there is THREE DOUBLE bedrooms and family bathroom. Outside there is a large sunny south west facing private rear garden and ample off road parking to the front of the property with a large blocked paved driveway. Early viewings are highly advised to avoid disappointment. 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 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



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GROUND FLOOR

Entrance Hall

6'4 x 3'11 (1.93m x 1.19m)

Entered through a composite front door with glass panel to side, stairs rising to first floor and also accessing the annex and living room.

Living Room

16'4 max x 11'10 (4.98m max x 3.61m)

Having uPVC double glazed window to front with fitted shutter blinds, electric fireplace with a brick surround and tiled hearth, timber effect flooring and double doors accessing the dining room.

Dining Room

9'5 x 11'2 max (2.87m x 3.40m max)

Having timber effect flooring, radiator, pendant lighting accessing the conservatory.

Conservatory

9'10 x 9'1 (3.00m x 2.77m)

Being uPVC construction and having pendant lighting, tiled flooring with patio doors out on to the garden.

Kitchen

9'11 x 11'2 (3.02m x 3.40m)

Offering a range of wall and base units, one and a half sink drainer unit with a swan neck mixer tap, uPVC double glazed window over looking the garden, tiled splashback, wall mounted gas fed boiler, tiled effect vinyl flooring, pantry cupboard, space and plumbing for appliances.

ANNEX

Comprises a sitting room, kitchen, shower room and bedroom.

Bedroom Four

8'7 x 11'5 (2.62m x 3.48m)

Having uPVC double glazed window to front, built in storage cupboard, and sloped wheelchair access.

En-suite

8'7 x 3'10 (2.62m x 1.17m)

This three piece suite comprises vanity wash hand basin with mixer tap, push button wc, shower enclosure with glass screen, tiled flooring and walls, extractor fan, uPVC double glazed opaque window to side and radiator.

Annex Kitchen

8'10 x 5'8 (2.69m x 1.73m)

With a range of base units with a rolled edge workface, two ring induction hob, stainless steel sink and drainer unit, timber effect flooring through to the sitting room area.

Annes Sitting Room/Conservatory

8'8 x 8'1 (2.64m x 2.46m)

Continued timber effect flooring, radiator, uPVC double glazed windows to either side and French door leading out to the rear garden.

FIRST FLOOR LANDING

Stairs rising to the first floor gives way to three bedrooms, bathroom, storage cupboard, loft access and having a uPVC double glazed window to side.

Bedroom One

11'4 x 11'3 (3.45m x 3.43m)

Enjoying a range of fitted wardrobes and uPVC double glazed window to front with fitted shutter blinds.

Bedroom Two

10'9 x 11'1 (3.28m x 3.38m)

Having uPVC double glazed window to the rear and radiator.

Bedroom Three

8'0 x 8'5 (2.44m x 2.57m)

Having uPVC double glazed window to front and a storage cupboard.

Bathroom

8'8 x 5'4 (2.64m x 1.63m)

This three piece suite comprises a p-shaped bath with thermostatic shower over, vanity wash hand basin and low level flush wc. Also benefitting from a dual aspect with uPVC double glazed opaque windows to both side and rear, extractor fan, heated towel rail and timber effect vinyl flooring.

OUTSIDE

Private Rear Garden

Being a sunny south west facing rear garden and having paved patio seating area with dwarf wall and steps leading down to the pathway and lawn area with mature tree and shrub borders along with a further side patio with timber shed and raised planted borders. Beyond the lawn area there is a stone wall and further lawn area all surrounded by timber fencing and hedging. There is also a side gate accessing the front of the property.

Front

Having a tarmacadamed and block paved driveway providing ample off road parking for multiple vehicles and giving access to the front beneath a canopy porch along with an electric car charging point.



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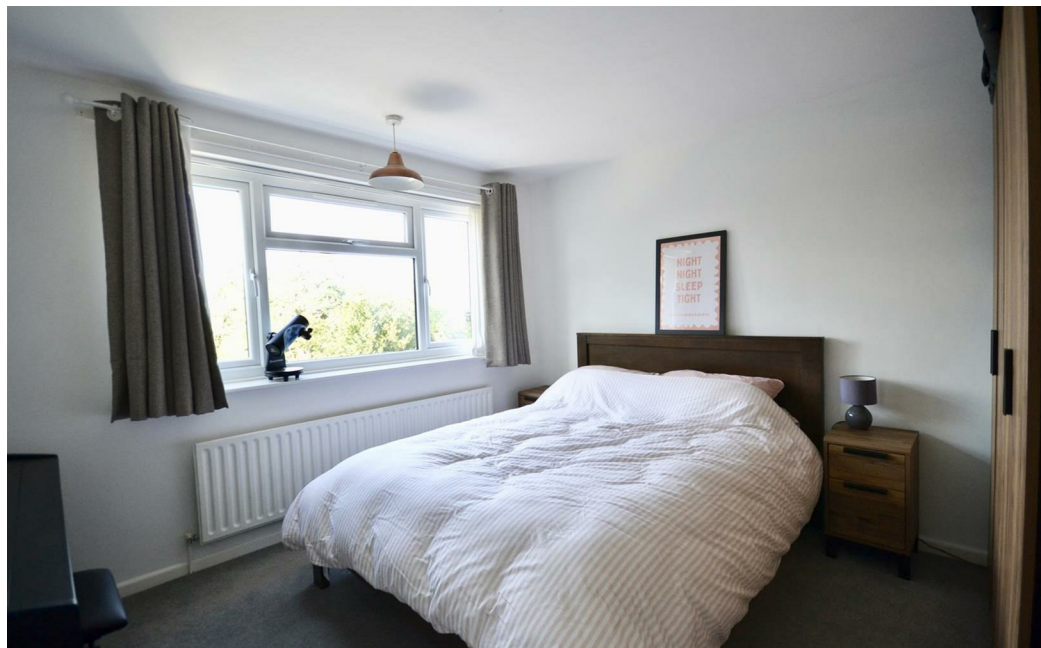




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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Fixture & Fittings

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## Special Note To Buyers

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\* 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.

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