

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, sans-serif font.

Sinclair



16 Farndale, Whitwick, Leicestershire, LE67 5BQ

£249,950

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Property at a glance

- Extended Accommodation
- Two Separate Wc's
- 21'5" Dining Kitchen
- Council Tax Band*: C
- Three Bedrooms, Shower Room
- Lounge & Dining Room
- Garage, Driveway & Gardens
- Price: £249,950

Overview

** AN EXTENDED SEMI DETACHED HOME FEATURING 21'5" DINING KITCHEN, TWO RECEPTION ROOMS, GROUND FLOOR WC, BLOCK PAVED DRIVEWAY, DETACHED GARAGE AND GOOD SIZED GARDENS. SITUATED IN THE SOUGHT AFTER GRACEDIEU VALLEY, THIS APPEALING SEMI DETACHED HOME ALSO BENEFITS FROM UPVC DOUBLE GLAZED WINDOWS AND EXTERNAL DOORS, GAS CENTRAL HEATING AND SOLAR PANELS. ** It includes canopy porch, entrance hall, lounge, dining room, extended dining kitchen, ground floor Wc, three bedrooms, shower room and adjoining Wc. The property stands well from the road and has a good sized rear garden and detached garage. EPC RATNG 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

Canopy Porch

With uPVC double glazed front door to the hall.

Entrance Hall

With radiator, cloaks cupboard and uPVC double glazed window.

Lounge

12'1" x 11'2" (3.68m x 3.40m)

With uPVC double glazed window to front, Adam style fireplace, living flame gas fire, radiator and opening into the dining room.

Dining Room

9'3" x 11'2" (2.82m x 3.40m)

With uPVC double glazed window to rear, radiator and serving hatch.

Extended Dining Kitchen

9'1" narrowing to 6'7" x 21'5" narrowing to 8'5" (2.77m narrowing to 2.01m x 6.53m narrowing to 2.57)

Inclusive of the base and wall cupboards, tiled splashbacks, one and a quarter bowl sink unit, radiator, space and plumbing for appliances, timber effect vinyl flooring, cupboard beneath staircase and uPVC double glazed windows to side and rear.

Rear Porch

With uPVC double glazed external door.

Guest Cloakroom

With white suite having chrome finished fittings comprising low level Wc, radiator and uPVC double glazed window.

FIRST FLOOR

Landing

With uPVC double glazed window, airing cupboard and access to the loft space via a pull down ladder.

Interested parties should note that the solar panels fitted to the rear roof help with the provision of hot water for the property.

Bedroom One

10'9" narrowing to 8'8" x 11'4" narrowing to 9'2" (3.28m narrowing to 2.64m x 3.45m narrowing to 2.79)

With uPVC double glazed window to front, radiator and fitted furniture incorporating wardrobes and drawers.

Bedroom Three

7'9" x 8'2" (2.36m x 2.49m)

With uPVC double glazed window to front, radiator and boiler cupboard housing the gas fired central heating boiler.

Bedroom Two

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

With uPVC double glazed window to rear and radiator.

Shower Room

With white suite having chrome finished fittings comprising corner tiled shower cabinet, vanity unit, walls mainly tiled, heated towel rail, timber effect vinyl flooring and uPVC double glazed window.

Separate Wc

With white low level suite, walls tiled to half height and uPVC double glazed window.

OUTSIDE

Good Sized Rear Garden

With paved area, water point, light, lawns, borders, timber shed and the rear boundary directly adjoining Gracedieu brook.

Detached Garage

Of concrete sectional constructional with up and over entrance door.

Front Garden

With lawn, borders and block paved driveway providing ample parking and access to the garage.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(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.

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