



Sinclair

32 Elsdon Close, Whitwick, Leicestershire, LE67 5FX

£170,000

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Property at a glance

- No Upward Chain
- 17'5" Lounge/Diner
- Cul-De-Sac Position
- Council Tax Band*: B
- Two Double Bedrooms
- Ideal First Time Buyer
- Off Road Parking
- Price: £170,000

Overview

**** OFFERED WITH NO UPWARD CHAIN **** This TWO DOUBLE BEDROOM TOWN HOUSE occupying a CUL-DE-SAC position within the popular commuter village of Whitwick comes to the market with OFF ROAD PARKING. In brief, the property enjoys an open porch, entrance hall which in turn grants access to a generous 17'5" lounge/diner and kitchen respectively, stairs rising to the first floor landing gives way to a modern shower room and two double bedrooms. Externally, the property offers a low maintenance and well kept private rear garden with rear gated access to the carport. Early viewings come highly advised. 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



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a uPVC front door with inset opaque double glazed panel and comprising an inset footwell, timber effect laminate flooring and stairs rising to the first floor.

Kitchen

5'7" x 9'8" (1.70m x 2.95m)

Inclusive of a range of wall and base units, four ring electric hob with electric oven and grill and extractor hood over, stainless steel sink and drainer unit with swan neck mixer tap, freestanding fridge/freezer, slimline dishwasher and washing machine included. The kitchen also offers tiled splash backs, tile effect vinyl flooring, uPVC double glazed window to front.

Lounge/Diner

11'8" x 17'5" (3.56m x 5.31m)

Having uPVC double glazed patio doors to rear, timber effect laminate flooring and granting access to under stairs storage.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to two double bedrooms and shower room whilst comprising a loft hatch.

Bedroom One

9'8" x 10'1" (2.95m x 3.07m)

Having a range of fitted mirror fronted sliding wardrobes and uPVC double glazed window to rear.

Bedroom Two

9'8" x 9'4" (2.95m x 2.84m)

Having uPVC double glazed window to front, access to over stairs storage and double mirror fronted sliding wardrobe.

Shower Room

5'6" x 5'7" (1.68m x 1.70m)

This three piece white suite comprises a corner shower enclosure with electric shower over, pedestal wash hand basin with swan neck mixer tap, low level push button w.c, tiling to splash prone areas, extractor fan and timber effect vinyl flooring.

OUTSIDE

Private Rear Garden

Benefitting from a sunny aspect and enjoys a paved patio area with stone shingled edging hosting a composite garden shed which in turn descends to a sunken lawn with adjacent paved walkway accessing the rear gate and flanked by a range of box hedging, timber close board fencing and shrubs with a further timber framed garden shed.

Parking/Carport

Benefitting from a tandem tarmacadamed driveway beneath a timber framed carport offering off road parking for two vehicles.

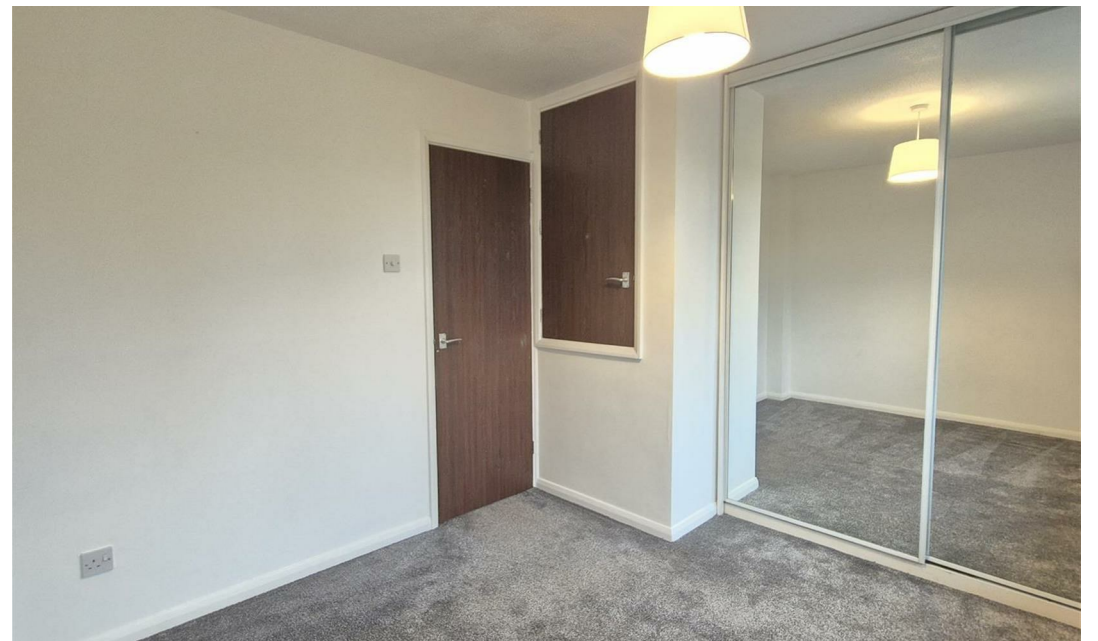
Front

Enjoying a stone shingled frontage bisected by a paved walkway which in turn grants access to the front door beneath a canopy porch and adjacent to a built in storage cupboard.



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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		
(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.

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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.

Referral Fee Disclosure

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Thinking of Selling?

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