



# Sinclair

221 Brooks Lane, Whitwick, Leicestershire, LE67 5DZ

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

Offers In Excess Of  
£215,000

## Property at a glance

- Three Double Bedrooms
- Lounge & Dining Room
- Log Burners
- Council Tax Band\*: A
- Loft Conversion
- Extended Kitchen
- Private Rear Garden
- Price: £215,000

## Overview

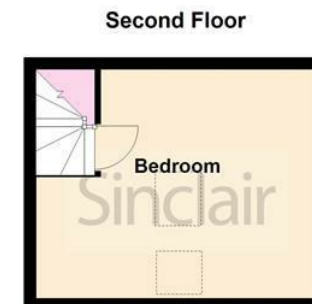
This THREE DOUBLE BEDROOM END TERRACE FAMILY HOME set over THREE STOREYS courtesy of a LOFT CONVERSION comes to the market having been significantly upgraded and boasts a wonderfully cosy atmosphere with sympatric characterful features throughout. At a glance the property comprises lounge, dining room and extended kitchen to the ground floor with stairs rising to the first floor landing giving way to two double bedrooms and a family bathroom with further stairs rising to the third double bedroom. Externally, the property benefits from a private garden to rear and small courtyard to the front. Early viewings come highly advised. EPC RATING F.

## 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.



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## Detailed Accommodation

### GROUND FLOOR

#### Lounge

13'9" x 15'3" (shortening to 12'0") (4.19m x 4.65m (shortening to 3.66m))

Entered via a uPVC double glazed front door and enjoying a log burner on a slate hearth with brick surround and complemented by exposed timber beams, uPVC double glazed window to front, timber effect laminate flooring.

#### Dining Room

13'9" x 12'1" (4.19m x 3.68m)

Enjoying uPVC double glazed window to rear, timber effect laminate flooring, exposed timber beams, open set of stairs ascending the first floor and featuring a log burner on a slate hearth with brick surround.

#### Extended Kitchen

8'1" x 15'4" (2.46m x 4.67m)

Enjoying an attractive range of wall and base units with complementary butchers block work surfaces and having space and plumbing for appliances, space for cooker with filtration hood over, one-and-a-half bowl porcelain sink and drainer with flexi hose mixer tap, tile effect vinyl flooring, 2024 installed Worcester Bosch combination boiler, uPVC double glazed door accessing the rear garden and featuring a dual aspect with uPVC double glazed windows to side and rear.

### FIRST FLOOR

#### Landing

Stairs rising to the first floor landing provides access to two double bedrooms, family bathroom and the second floor respectively.

#### Bedroom One

16'3" x 12'0" (4.95m x 3.66m)

Enjoying an exposed timber floor and having uPVC double glazed window to front.

#### Bedroom Two

10'4" (shortening to 9'6") x 11'9" (3.15m (shortening to 2.90m) x 3.58m)

Having access to over stairs storage and uPVC double glazed window to rear.

#### Family Bathroom

7'8" x 10'8" (2.34m x 3.25m)

This three piece suite comprises a roll top bath with swan neck mixer tap and thermostatic mixer shower over, vanity wash hand basin with mono bloc mixer tap, low level push button w.c, opaque uPVC double glazed window to rear, airing cupboard and tiled effect vinyl flooring.

### SECOND FLOOR

#### Bedroom Three

15'2" x 12'2" (4.62m x 3.71m)

Enjoying two timber framed double glazed Velux windows to front and timber effect laminate flooring.

### OUTSIDE

#### Private Rear Garden

Having side gated access and having paved patio area edged with stone shingling and surrounded by timber close board fencing giving way to a well maintained lawn which in turn is partly surrounded by timber close board fencing and box hedging with access to a raised timber framed decked patio area facilitated by a garden shed and water point.

#### Front

A dwarf brick wall partitions the front courtyard which in turn grants access to the front door beneath a canopy porch.

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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>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>36</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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

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## Referral Fee Disclosure

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## Thinking of Selling?

For a free valuation of your property with no obligation  
call Sinclair on 01530 838338



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