



Sinclair

101 St. Bernards Road, Whitwick, Leicestershire, LE67 5GY

£197,500

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

## Property at a glance

- No Upward Chain
- Three Bedrooms
- Dormer Semi Bungalow
- In Need Of Modernisation
- Lots Of Potential
- Garage & Parking
- Council Tax Band\*: C
- Price: £197,500

## Overview

\*\* OFFERED WITH NO UPWARD CHAIN \*\* This THREE BEDROOM SEMI DETACHED DORMER BUNGALOW occupying a sought after cul-de-sac position within the popular village of Whitwick comes to the market in need of modernisation and with a host of potential. In brief, the property enjoys an entrance hall, two good sized bedrooms to the ground floor, lounge, shower room and kitchen/diner, stairs rising to the first floor gives way to a further double bedroom with far reaching views and two further loft spaces ideally for storage or further conversion. Externally, the property offers a driveway with off road parking leading to a detached garage and private rear garden. 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



## Detailed Accommodation

### GROUND FLOOR

#### Entrance Hall

Entered through an aluminium framed double glazed front door and comprising coving and storage cupboard.

#### Bedroom

14'6" x 11'4" (4.42m x 3.45m)

Having uPVC double glazed window to front and side.

#### Lounge

11'4" x 14'1" (max) (3.45m x 4.29m (max))

Enjoying an electric effect fire on a polished granite effect hearth with surround, wall lighting and having open stairs rising to the first floor.

#### Bedroom

6'4" (to front of wardrobes) x 12'4" (1.93m (to front of wardrobes) x 3.76m)

Enjoying a range of mirror fronted sliding wardrobes and an aluminium framed double glazed window to rear.

#### Shower Room

4'9" x 9'2" (1.45m x 2.79m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin, walk in shower enclosure with thermostatic mixer tap, ceramic tiled walls, aluminium framed double glazed window to rear and chrome heated towel rail.

#### Kitchen/Diner

11'4" (max) x 12'3" (3.45m (max) x 3.73m)

Having a range of wall and base units, rolled edge work surfaces, one-a-half bowl sink and drainer unit, aluminium framed double glazed windows to side and rear, four ring electric hob, electric oven, extractor hood, tiled splash backs, aluminium framed double glazed door accessing the rear garden.

### FIRST FLOOR

#### Bedroom

11'3" (to front of wardrobes) x 12'0" (3.43m (to front of wardrobes) x 3.66m)

Having a range of mirror fronted sliding wardrobes and aluminium framed double glazed window to rear.

#### Loft/Eaves One

approx. 8'6" x 14'0" (approx 2.59m x 4.27m)

#### Loft/Eaves Two

approx 8'6" x 10'0" (approx 2.59m x 3.05m)

Housing the gas fired central heating boiler.

### OUTSIDE

#### Private Rear Garden

A paved patio facilitated by a store enjoys a host of timber garden sheds and a set of steps ascending to a lawned rear garden surrounded by a host of shrubs.

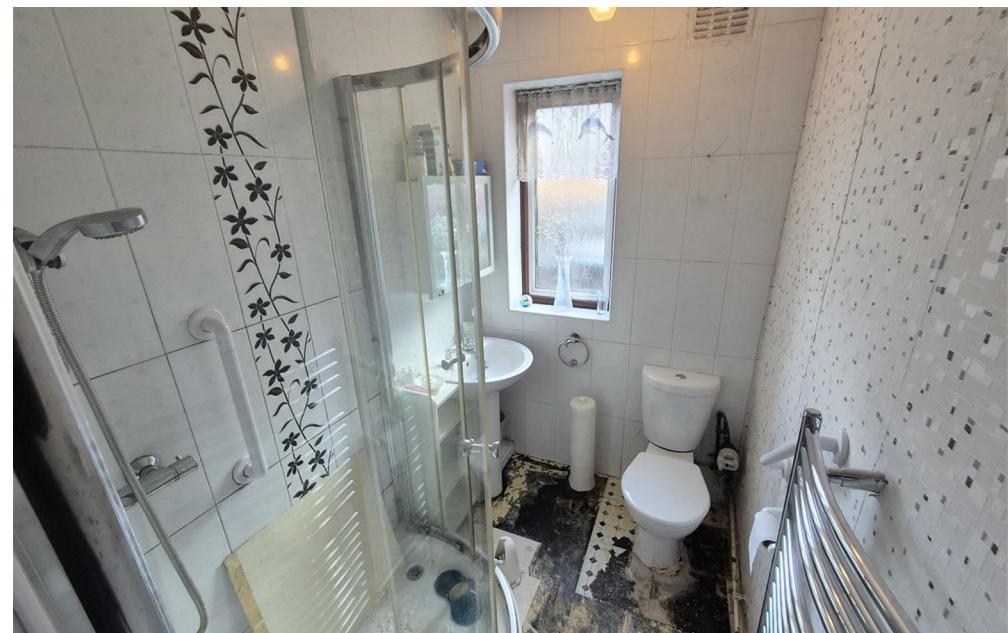
#### Garage

8'7" x 17'8" (2.62m x 5.38m)

Entered via an up-and-over entrance door and having timber framed single glazed window to side and rear.

#### Front

A block paved tandem driveway offers off road parking for multiple vehicles and sits adjacent to a lawned area and complemented by a host of shrubs and a retaining brick wall.



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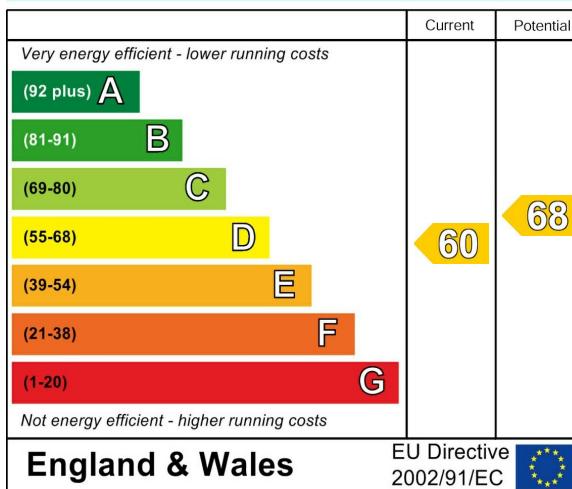
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## Energy Efficiency Rating



### 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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3 Belvoir Road, Coalville, Leicestershire, LE67 3PD  
Tel: 01530 838338  
Email: [coalville@sinclairestateagents.co.uk](mailto:coalville@sinclairestateagents.co.uk)