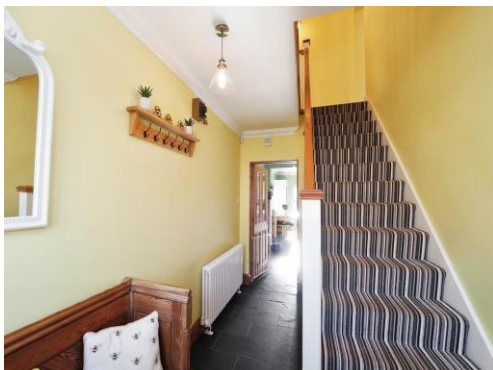




Church Lane
Whitwick Coalville



Property Description

A deceptively spacious fully renovated and extended four bedroom detached family home with off road parking, garage, generous garden and field views to the rear. The property has a gas fired central heating system and double glazing and briefly comprises; entrance hall, cloaks/wc, dining kitchen, lounge/diner with log burning stove. To the first floor are four well-proportioned bedrooms, master with ensuite shower room and family bathroom. Outside the rear section of the garden has been well landscaped. A stone paved path leads to the bottom of the garden leading to a home office/gym. The garden has a direct outlook on to open countryside. At the back of the home office/gym is a large open fronted covered log store.

Entrance

Front timber entrance door with inset opaque and coloured leaded glazing leading to:-

Entrance Hall

Matching attached side panels to the entrance hall with matching fan light glazing over, open spindle staircase off to the first floor, central heating radiator, coving to the ceiling, slate tiled flooring, useful understairs storage cupboard, further panelled oak door leading to:-

Cloaks/Wc

Having a two piece white suite, low level wc, wash hand basin with chrome mixer tap, ceramic tiled splashback, slate tiled flooring continuing through from the entrance hall, central heating radiator, extractor fan light. Further half glazed oak panelled door giving access to:-

Dining Kitchen

15' 7" x 11' 11" (4.75m x 3.63m)
Narrowing to 9'4 (2.84m) x 6'10 (2.08m)
Having a range of matching base and wall

units with laminated work surfaces over, single drainer enamel sink unit with extendable chrome mixer tap over, plumbing and space for automatic washing machine, integrated dishwasher, freestanding Rangemaster stove (oven, grill, 5 burner hob), double width Rangemaster extractor fan, glazed splashback to the cooking area, matching upstands to the work surfaces, space for fridge freezer, UPVC double glazed double opening French doors to the rear giving access to the garden, slate tiled flooring continues through from the entrance hallway, central heating radiator, glazed display cabinets with basket drawers integrated into the kitchen, coving to the ceiling, UPVC double glazed windows to either side of the kitchen, half glazed oak panelled door giving access to a dual aspect lounge/diner.

Lounge/Diner

30' max into bay windows x 11' max into chimney breast recess (9.14m max into bay windows x 3.35m max into chimney breast recess)

A particular characteristic is the feature brick fireplace with a cast iron log burning stove with a raised slate hearth, oak mantle shelf over, coving to the ceiling, walk in UPVC double glazed bay to the rear giving aspect over the garden, UPVC double glazed and leaded bay window to the front elevation, two central heating radiators, oak flooring, coving to the ceiling.

First Floor Landing

Having open spindle balustrade, oak flooring, coving to the ceiling, central heating radiator.

Bedroom One

10' 11" x 12' 1" max (3.33m x 3.68m max)
Having a range of fitted furniture comprising wardrobes, drawers, vanity unit, UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, loft access with light and power, LVT floor covering, pine panelled door giving access

to:-

Ensuite Shower Room

Having a double depth glazed fully tiled shower cubicle with a chrome mains Rain Head shower, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level wc, wall mounted chrome heated towel rail, UPVC double glazed window to the rear elevation, part ceramic tiled walls fully tiled to the cubicle, coving to the ceiling, extractor light and inset spotlights to the ceiling. The window from the bedroom gives far reaching views over open countryside and garden.

Bedroom Two

10' 10" x 10' 11" max to the rear of wardrobes (3.30m x 3.33m max to the rear of wardrobes)

Having two double door fronted fitted wardrobes, centre drawers providing vanity unit and overhead cupboards, UPVC double glazed and leaded window to the front elevation, central heating radiator and coving to the ceiling, LVT flooring.

Bedroom Three

12' 6" x 8' 6" max to the rear of wardrobes (3.81m x 2.59m max to the rear of wardrobes) Having UPVC double glazed and leaded window to the front elevation, central heating radiator, coving to the ceiling, triple door fronted fitted wardrobe, attached to the wardrobe is a vanity unit with drawers, LVT flooring, loft access.

Bedroom Four

7' 3" x 6' 10" (2.21m x 2.08m)

Having UPVC double glazed and leaded window to the front elevation, central heating radiator, coving to the ceiling, LVT floor covering.

Bathroom

Having a three piece period style suite comprising free standing ball and claw foot bath with side mounted chrome period style bath/shower mixer attachment, pedestal wash hand basin, low level wc, ceramic tiled flooring, inset spotlights, coving to the ceiling, UPVC double glazed opaque window to the

rear elevation, airing cupboard with slatted shelving for ease of linen storage.

Outside

Front

To the front of the property is a tarmac and block paving driveway providing off road parking for several vehicles, front brick boundary wall with wrought iron railings, front storm porch with Minton tiled flooring and light.

Integral Garage

23' 7" x 8' 9" (7.19m x 2.67m)

With up and over door, light and power, half glazed UPVC door to the rear giving access to the rear garden, hot and cold water taps, wall mounted boiler providing the property with domestic hot water and central heating.

Rear Garden

From the garage via a paved path flanked with a border inset with shrubs, further outside tap to the rear of the garage, outside power points. The rear section of the garden has been well landscaped, with stone paved patio and paths leading round the back of the property, further gate to the opposite side, shaped lawns flanked with borders inset with shrubs. A stone paved path leads to the bottom of the garden leading to a home office/gym. A feature pond constructed to the rear of the garden, could be removed subject to buyers' requirements sits on a decked terrace. The garden has a direct outlook on to open countryside. At the back of the home office/gym is a large open fronted covered log store.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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