

King Richards Hill

Whitwick, Coalville, LE67 5BT



Individual character split level home offering versatile and extended living space coupled with a sought-after residential location with amazing far-reaching views. It is close to Cademan Woods and countryside walks, has the potential for personalisation and viewing is a must.

£325,000



John German 

If you are looking for something different than the normal cookie cutter new build home, then look no further. King Richards Way could be just what you are looking for. This is an extended split-level home offering versatile accommodation with four bedrooms, the master suite has a walk-in wardrobe, en suite shower and panoramic views over the village and countryside beyond. There are three reception rooms and open plan kitchen diner, ideal for family life and entertaining.

A look inside will reveal on the ground floor a generous sized entrance hall which could equally double as an additional reception room. There is an extended living room which offers plenty of living space for the largest of families and this is complemented by a large open plan kitchen dining room perfect for modern living.

The kitchen is amply fitted with a range of beech effect shaker style cabinets wrapping around the room with black complimentary countertops and an inset sink with tiled returns. There is a ceramic hob with extractor hood over, oven set beneath, integral dishwasher, washing machine and fridge freezer. The dining area has laminate floor and sliding patio doors opening directly onto the patio area. Adjacent to the kitchen is a side entrance hallway which has a door to both the front elevation and French double doors to the rear. Lying open plan off the hallway is the third reception room, the study/family room which has views over the garden.

Upstairs on the first floor you will find four bedrooms and the family bathroom. Bedroom one is a spacious king size room with walk-in wardrobe and it has its own private en suite shower room. It also benefits from amazing panoramic views over the village with the church steeple to one side and Hough Windmill off in the distance. Bedrooms two and three are both doubles and bedroom four is a good sized single.

The family bathroom is fitted with a white suite comprising panelled bath with glazed shower screen and electric shower over and a vanity unit with a wash hand basin and close coupled WC.

Outside, the property sits back from the road behind a driveway providing off road parking and access to a single garage. To the rear of the property, the garden is laid mainly to lawn and benefits from not being overlooked to the rear. There is also a raised patio area with balustrade surround.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

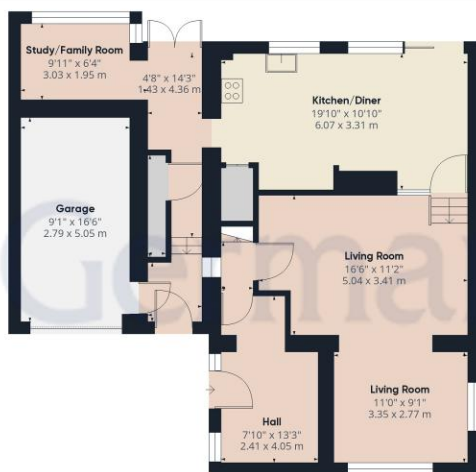
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band D

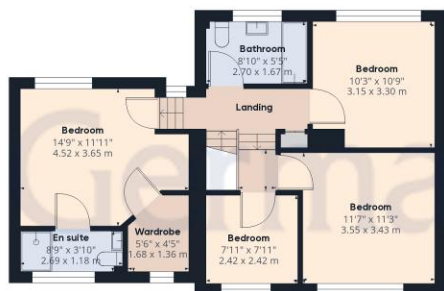
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/13082024

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Ground Floor



Floor 1

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Approximate total area⁽¹⁾

1557.43 ft²

144.69 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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 RICS

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TRADING STANDARDS UK

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Agents' Notes

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