

Snack



105 Talbot Street, Whitwick

Offers Over £180,000

105 Talbot Street

Whitwick

OFFERED WITH NO UPWARD CHAIN, this **TWO BEDROOM TERRACE HOME** situated in the popular commuter village of Whitwick comes to market enjoying a lounge that gives way to the dining room with access to the kitchen at the rear on the ground floor, the first and second floor comprise of two double bedrooms, a large family bathroom with a four piece suite and a range of storage. Externally, the property has a large rear garden that can be accessed via the rear door or shared access from the right hand side of the property.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Upward Chain
- Two Double Bedrooms
- First Floor Bathroom
- Lounge & Dining Room
- Rear Garden
- Close to Amenities



GROUND FLOOR

Lounge

10' 3" x 14' 1" (3.12m x 4.29m)

Having uPVC double glazed window to front, coving, ceiling rose and cast iron fireplace with timber surround and tiled hearth.

Dining Room

10' 0" x 10' 11" (3.05m x 3.33m)

Having uPVC double glazed window to rear, access to under stairs storage, built in recess cupboard, coving, quarry tiled floor and access to the staircase.

Kitchen

4' 3" x 7' 7" (1.30m x 2.31m)

Comprising of base and wall units with rolled edge work surfaces, space and plumbing for appliances, sink and drainer unit, tiled splash backs, vinyl flooring, uPVC double glazed window to rear and uPVC double glazed door to side.

FIRST FLOOR

Landing

Having access to family bathroom, one double bedroom and stairs leading to the second bedroom.

Bedroom

9' 6" x 14' 0" (2.90m x 4.27m)

Having uPVC double glazed window to front.

Bathroom

9' 7" x 10' 10" (2.92m x 3.30m)

This four piece white suite comprises of a shower enclosure, pedestal wash hand basin, low level w.c, freestanding bath with telephone style mixer shower tap, extractor fan, timber flooring, uPVC double glazed windows to rear, inset down lights and over stairs storage.



SECOND FLOOR

Having access to loft space storage.

Bedroom

13' 10" x 11' 9" (4.22m x 3.58m)

Having uPVC double glazed window to rear and loft storage space access.

Rear Garden

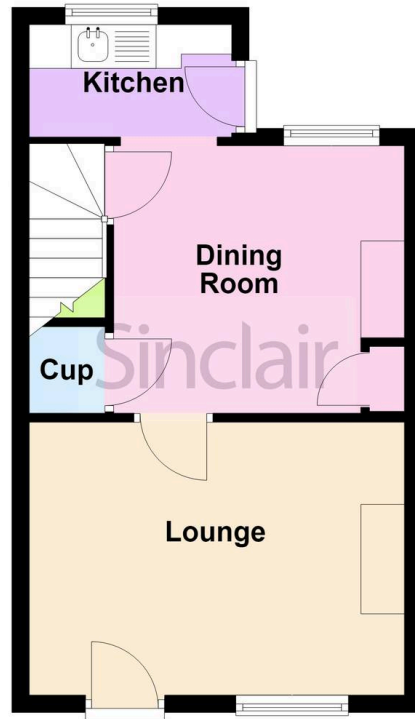
Being of a good size and split level and consists of a concrete patio with steps leading down into a further concrete path. lawn areas with a range of mature trees, plants and shrubs with timber fencing panelling and hedge boundaries. There is a side gated access through the neighbouring property.



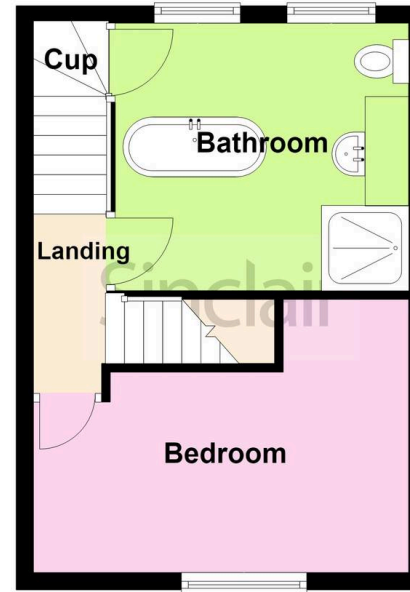




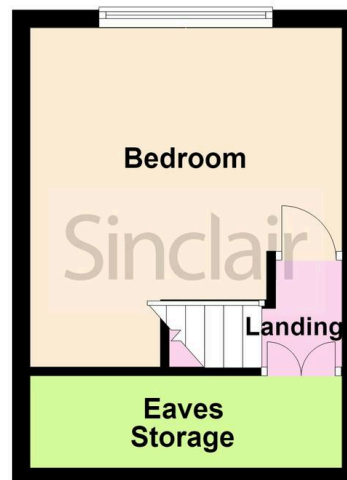
Ground Floor



First Floor



Second Floor





Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville – LE67 3PD

01530 838338

coalville@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) – The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.