

Sinclair



81 Parsonwood Hill, Whitwick

£545,000

# 81 Parsonwood Hill

Whitwick

This ONE OF A KIND, FOUR BEDROOM DETACHED FAMILY HOME enjoys a generous extension to the rear and occupies an expansive plot including Woodland beyond the well maintained landscaped rear garden with garage and off road parking to front. The property in brief, comprises entrance porch, giving way to an entrance hall, living kitchen diner, separate lounge, ground floor w.c to the ground floor with stairs rising to the first floor landing offering four double bedrooms, en-suite shower room and a family bathroom respectively. Early viewings can highly advised in order to appreciate the wealth of accommodation and outside space on offer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Extended
- Large Plot
- Landscaped Gardens
- Four Double Bedrooms
- Ensuite
- Garage



## GROUND FLOOR

### Entrance Porch

Entered through a composite front door with quarry tiled flooring, coving and giving way to the entrance hall.

### Entrance Hall

The entrance hall offers stairs rising to the first floor, a column radiator, dado rail, uPVC double glazed window to front and a solid oak door with inset glazed panel giving way to the living kitchen diner.

### Living Kitchen/Diner

22' 1" x 18' 5" (6.73m x 5.61m)

This expansive space comprises wall and base units with quartz work surfaces, an integrated electric oven and grill with further steam oven, five ring induction hob with splash screen and extractor hood over, integrated dishwasher and fridge. Other benefits include a walk in pantry, inset downlights, laminate flooring, a breakfast bar island peninsula, two column radiators, uPVC double glazed windows to front and side with uPVC side door accessing the driveway and having an inset gas fireplace.

### Lounge

11' 0" x 18' 4" (3.35m x 5.59m)

Having column radiator, uPVC French doors accessing the private rear garden and featuring a log burner.

### W.C

Comprising a low level w.c, wall mounted wash hand basin with monobloc mixer tap with tiled splashbacks and ceramic tiled flooring, dado wall panelling, inset downlights and having an opaque uPVC double glazed window to rear.



## FIRST FLOOR

### Landing

Stairs rising to the first floor landing gives way to four double bedrooms, the family bathroom and en-suite respectively and comprises a uPVC double glazed window to front, access to over stairs storage, a loft hatch and coving.

### Bedroom One

9' 0" x 16' 3" (2.74m x 4.95m)

Enjoying a dual aspect with uPVC double glazed windows to front and rear a range of fitted wardrobes and coving.

### En-suite

6' 0" x 5' 8" (1.83m x 1.73m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, part ceramic tiled walls and flooring, a shower enclosure with electric power shower over, inset downlights, coving, extractor fan and having an opaque uPVC double glazed window to side.

### Bedroom Two

12' 4" x 9' 9" (3.76m x 2.97m)

Having uPVC double glazed window to rear and coving.

### Bedroom Three

10' 9" x 9' 10" (3.28m x 3.00m)

Having uPVC double glazed window to rear.

### Bedroom Four

9' 3" x 9' 9" (2.82m x 2.97m)

Having coving and uPVC double glazed window to front.

### Family Bathroom

6' 10" x 5' 8" (2.08m x 1.73m)

This three piece suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, panelled bath with splash screen and thermostatic mixer shower over, extractor fan, LVT flooring, part ceramic tiled walls, inset downlights and an opaque uPVC double glazed window to side.



## REAR GARDEN

The generous rear garden enjoys a sunny aspect and has been thoughtfully landscaped to create an exceptional outdoor living space. Features include a well-maintained lawn, raised planted borders, external water supply and power point, together with an attractive porcelain-tiled entertaining area incorporating a pergola-covered BBQ space. A composite decked terrace provides delightful views across the adjoining woodland, with steps leading down to the woodland area itself. Completing the garden is a useful potting shed positioned alongside a decorative shingled section, enhancing both practicality and visual appeal.

## FRONT GARDEN

Hosts a range of shrubs and leads to the front door beneath the canopy porch and having wall mounted lighting.

## Garage

Enjoying an electric roller door and comprising both light, power, gas fired central heating boiler, space and plumbing for appliances and rear personnel door accessing the rear garden. The garage offers a versatile space.

## Driveway

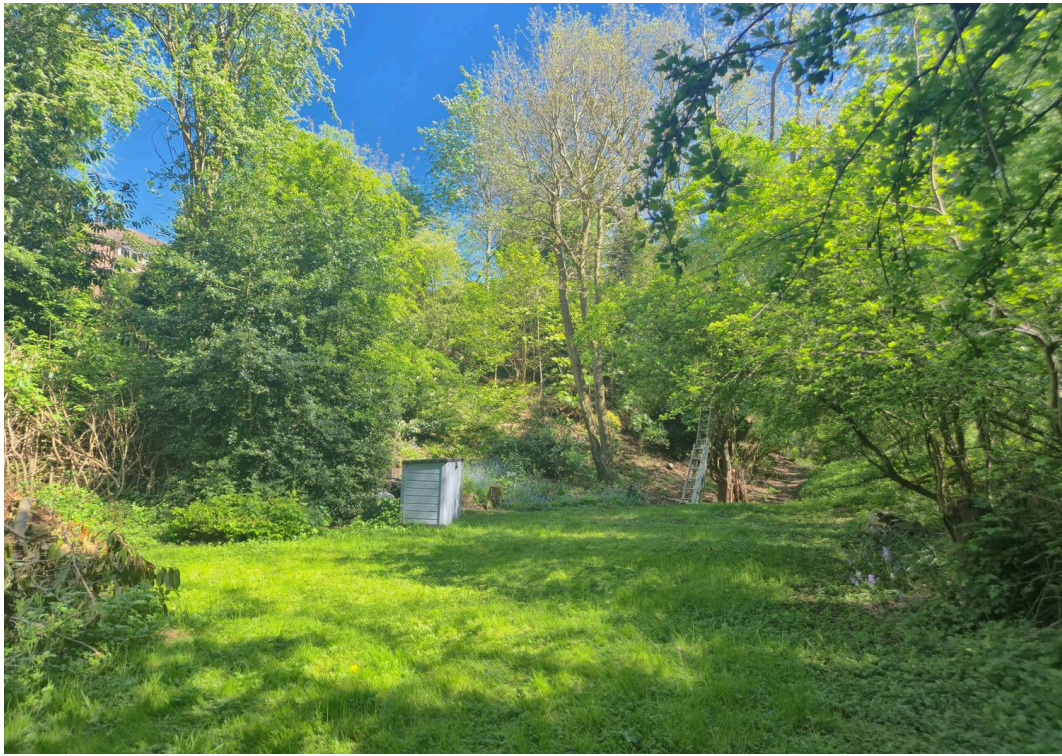
A tarmacadamed driveway with block edging offers off road parking for multiple vehicles and hosts a range of shrubs and leads to the front door beneath the canopy porch and having wall mounted lighting.







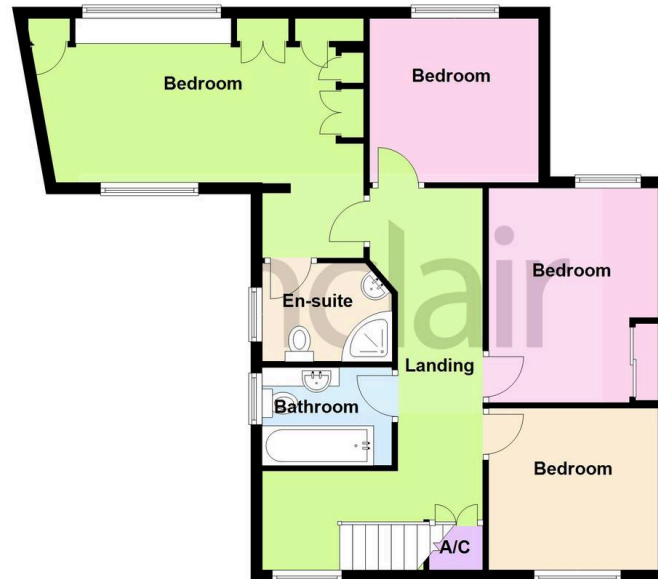




Ground Floor



First Floor





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