



4 Knights Garth, Whitwick

£325,000

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Whitwick, Coalville

This MODERN THREE BEDROOM EXTENDED DETACHED BUNGALOW occupying a sought after CUL DE SAC location within the popular village of Whitwick deserves an internal inspection to appreciate the wealth of accommodation on offer. In brief, the property enjoys an entrance porch, bay fronted lounge, open plan kitchen/diner, rear porch, inner lobby, shower room and three good sized bedrooms. Externally, the property offers a detached garage, ample frontage off road parking and private garden to the rear. Early viewings come highly advised.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Extended Detached Bungalow
- Three Bedrooms
- Open Plan Kitchen/Diner
- Modern throughout
- Cul De Sac Location
- Detached Garage
- A Very Peaceful & Quiet Location



GROUND FLOOR

Entrance Porch

Entered via a composite front door with inset opaque double glazed panel, ceramic tiled flooring and having coving.

Lounge

15' 8" x 20' 2" (4.78m x 6.15m)

Enjoying a dual aspect with uPVC double glazed bow window to front with further uPVC double glazed to side, wall lighting, coving and Adam style fireplace with inset living flame gas fire.

Inner Hall

Providing access to:

Shower Room

8' 3" x 5' 9" (2.52m x 1.75m)

This three piece suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, double walk in shower enclosure with thermostatic mixer shower, opaque uPVC double glazed window to rear, ceramic tiled walls, inset down lights and ceramic tiled flooring. Other benefits include an extractor fan, shaver point and loft hatch which in turn houses the 2025 gas fired central heating boiler. The loft is partially boarded affording adequate storage and illuminated with fluorescent lighting.

Bedroom Three/Study

7' 4" x 8' 9" (2.23m x 2.67m)

Enjoying a range of fitted wardrobes and uPVC double glazed window to front.

Bedroom Two

10' 3" x 9' 0" (3.12m x 2.74m)

Having inset down lights, a range of fitted wardrobes and uPVC double glazed window to front.



Bedroom One

10' 5" x 11' 9" (3.18m x 3.58m)

Enjoying a bed enclosure with fitted wardrobes and drawer unit, coving, t.v point, inset down lights and uPVC double glazed patio doors accessing the rear garden.

Open Plan Kitchen/Diner

8' 2" x 20' 2" (2.49m x 6.15m)

Inclusive of an attractive range of wall and base units with complementary rolled edge work surfaces, one-and-a-half bowl sink and drainer unit with swan neck mixer tap, space and plumbing for appliances. Other benefits include part carpet, part ceramic tiled flooring over the kitchen portion, four ring gas hob with extractor hood over, double electric oven and grill, inset down lights and enjoying uPVC double glazed windows to side and rear.

Rear Lobby

Enjoying ceramic tiled flooring, uPVC double glazed windows to side and rear and uPVC framed side door with inset opaque double glazed panel accessing the private rear garden.

OUTSIDE

Private Rear Garden

Enjoying a paved seating area, water point, side gated access, surrounded by timber close board fencing whilst a paved patio beneath a timber framed pergola descends to a well maintained lawn by a set of steps surrounded by a host of flower beds and facilitated by an external power point.

Detached Garage

Entered via an electric rolled door and having both light, power and featuring a further personal door to side.

Front

A block paved tandem driveway offers off road parking for multiple vehicles and sits adjacent to a well maintained lawn surrounded by a host of shrubs giving way to the front door.





Ground Floor





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