



142 Leicester Road, Whitwick - LE67 5GJ

Guide Price **£375,000**



Part of





142 Leicester Road

Whitwick, Coalville

Council Tax band: C

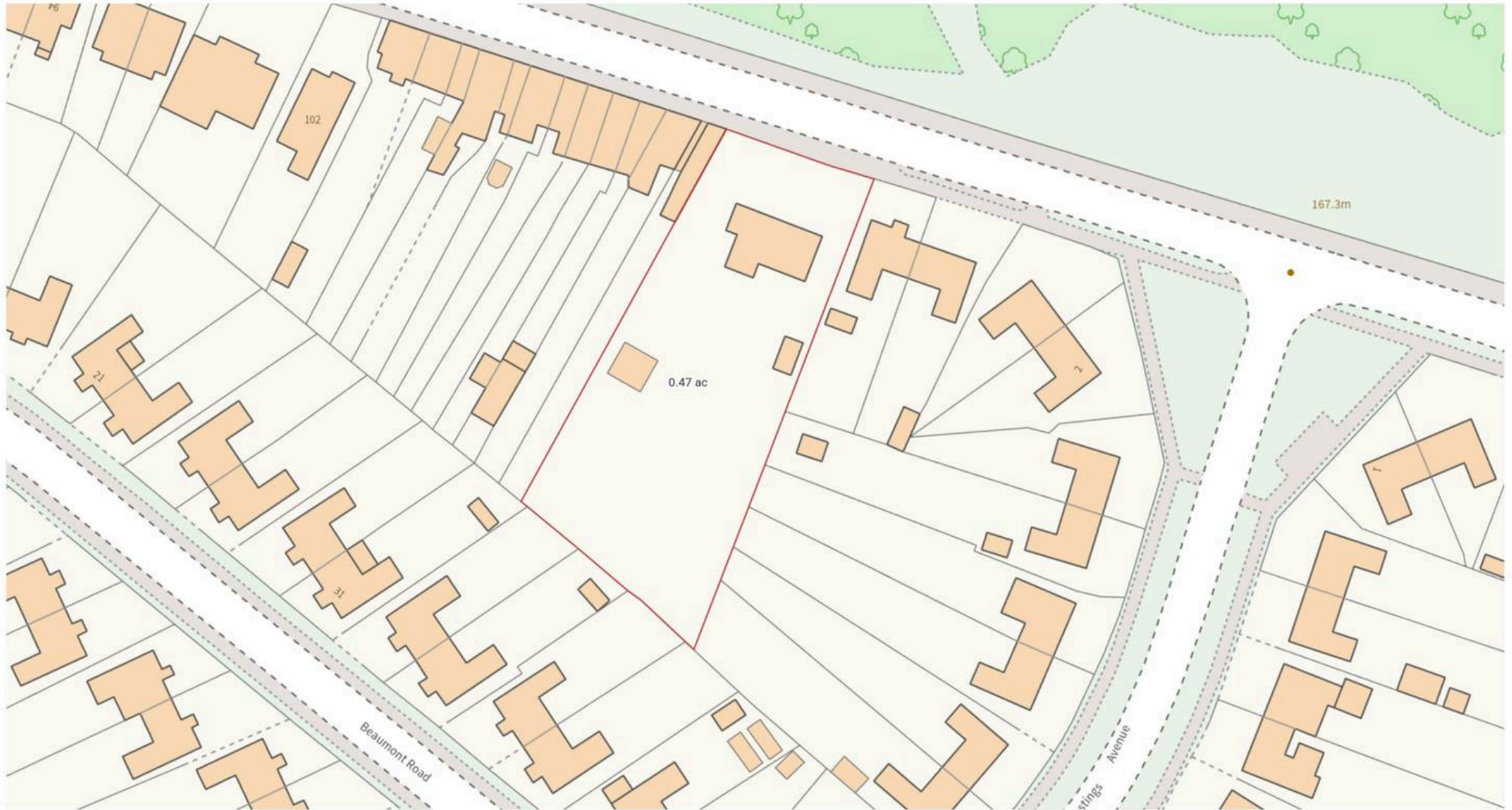
Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- TRADITIONAL 1937 BUILT DETACHED HOUSE
- STANDING ON A PLOT OF JUST UNDER HALF AN ACRE
- GREAT POTENTIAL TO ALTER AND EXTEND THE PROPERTY
- IDEAL SMALL HOLDING OR FOR THOSE SEEKING TO BE SELF SUFFICIENT
- HALL, THROUGH LOUNGE, SEP DINING ROOM, KITCHEN WITH WALK IN PANTRY
- UTILITY ROOM WITH STORE AND W.C. OFF
- 3 DOUBLE BEDROOMS AND BATHROOM
- EXTENSIVE MATURE GARDENS TO ALL SIDES, SHEDS AND POLY TUNNEL
- DRIVEWAY AND BRICK GARAGE

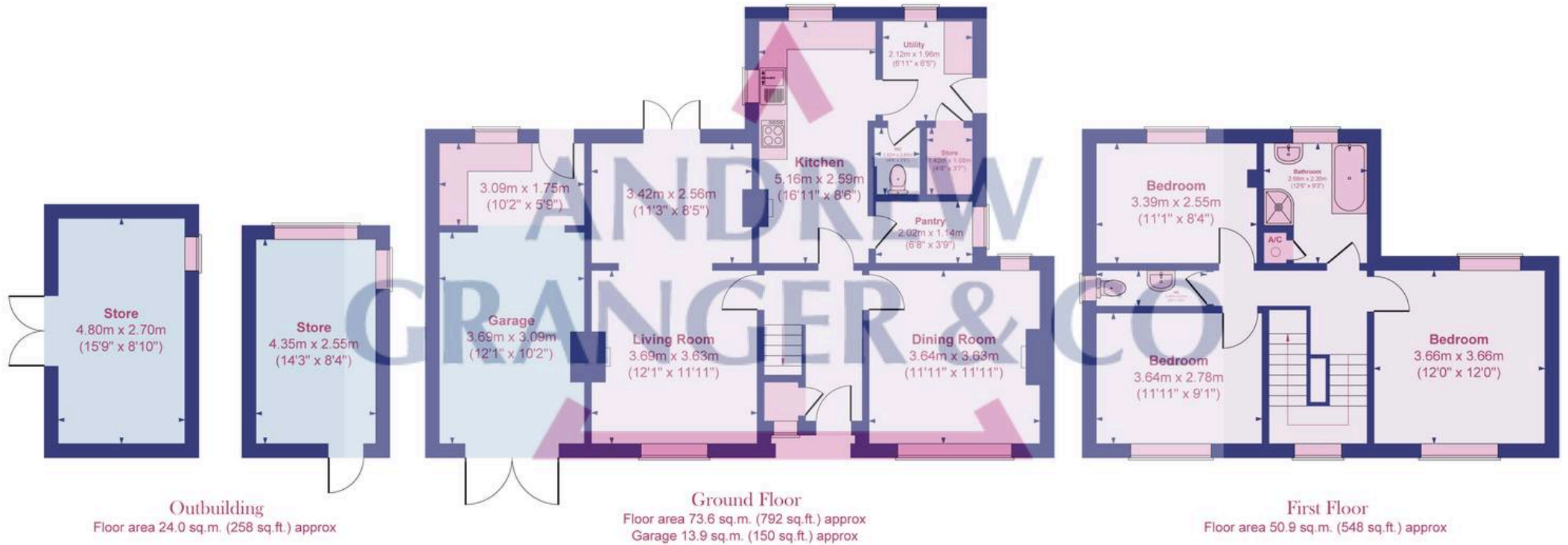








Approximate Gross Internal Area
 124.5 sq. m. (1340 sq. ft.)
 Garage At 13.9 sq. m. (150 sq. ft.)
 Outbuilding At 24.0 sq. m. (258 sq. ft.)
 Total 162.4 sq. m. (1748 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As Built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk





Andrew Granger & Co (Part of Sheldon Bosley Knight)

Sheldon Bosley Knight, 7-8 Bedford Square, Loughborough - LE11 2TP

01509235534 · loughboroughsales@sheldonbosleyknight.co.uk · www.sheldonbosleyknight.co.uk/

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.