
Sinclair
7 Holland Close, Whitwick
Offers In Excess of £160,000

7 Holland Close

Whitwick

Ideal for FIRST TIME BUYERS. This TWO DOUBLE BEDROOM END TOWN HOUSE occupying a CUL-DE-SAC setting within the popular commuter village of Whitwick comes to the market offered with NO UPWARD CHAIN and benefits from off road parking. In brief, the property comprises entrance hall, kitchen, lounge/diner and conservatory to the ground floor with stairs rising to the first floor landing gives way to the bathroom and two double bedrooms. Externally, the property benefits from a tarmacadam driveway to front and a private garden to rear.

Council Tax band: B

Tenure: Freehold

- End Town House
- Two Double Bedrooms
- Conservatory
- Ideal for First Time Buyers
- Off Road Parking
- No Upward Chain







GROUND FLOOR

Entrance Hall
Entered through a timber front door and having an inset footwell, timber effect laminate flooring, stairs rising to the first floor with access to both the kitchen and lounge/diner and comprising a storage heater and cloaks open storage.

Kitchen
9' 8" x 5' 7" (2.95m x 1.70m)
Inclusive of a range of wall and base units with roll edge, work surfaces, a four ring electric hob with extractor hood over, an electric oven and grill, space and plumbing for appliances, a sink and drainer unit with tiling to splash prone areas, inset downlighting, tile effect laminate flooring and having a uPVC double glazed window to front.

Lounge/Diner
15' 7" x 11' 7" (4.75m x 3.53m)
Having access to understairs storage and having electric fireplace with polished granite effect surround and hearth, an electric storage heater and aluminium framed patio doors accessing the conservatory.

Conservatory
6' 8" x 8' 5" (2.03m x 2.57m)
Being of uPVC double glazed construction and having a ceramic tiled flooring and uPVC double glazed French doors accessing the rear garden.

FIRST FLOOR

Landing
Stairs rising to the first floor landing gives way to the bathroom and two double bedrooms.







Bedroom
9' 2" x 11' 7" (2.79m x 3.53m)
Having an electric storage heater, an airing cupboard housing the hot water cylinder and uPVC double glazed window to front.

Bedroom
10' 1" x 11' 7" (3.07m x 3.53m)
Having an electric storage heater and uPVC double glazed window to rear.

Bathroom
5' 9" x 5' 6" (1.75m x 1.68m)
This three piece suite comprises a low level w.c, pedestal wash hand basin, panelled bath with electric shower over, tile effect laminate flooring, a heated towel rail, coving, inset downlights and an extractor fan.

Rear Garden

Having a stone shingled seating area giving way to a well maintained lawn edged by timber sleepers and surrounded by timber close board fence panelling and having a garden shed.

Driveway

A tarmacadam driveway offers off road parking for multiple vehicles and gives way to the front door beneath a canopy porch.









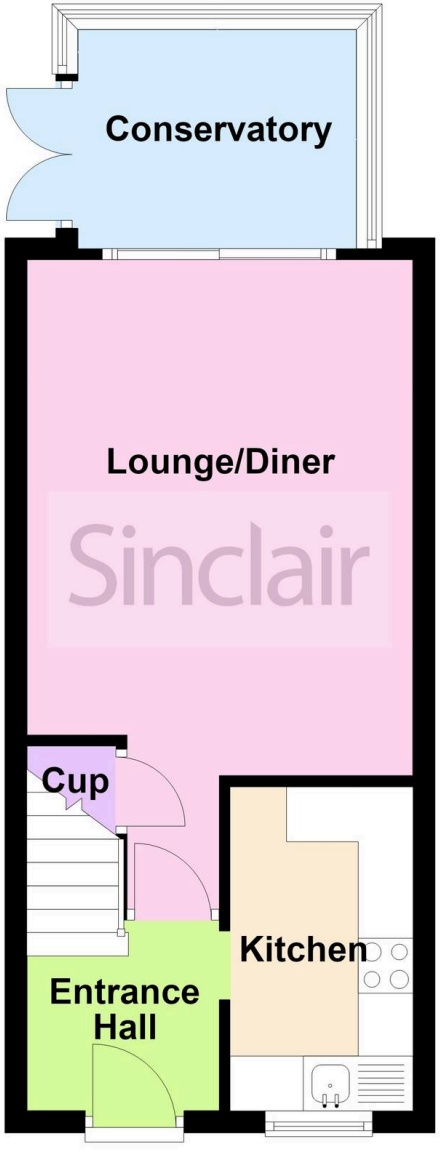






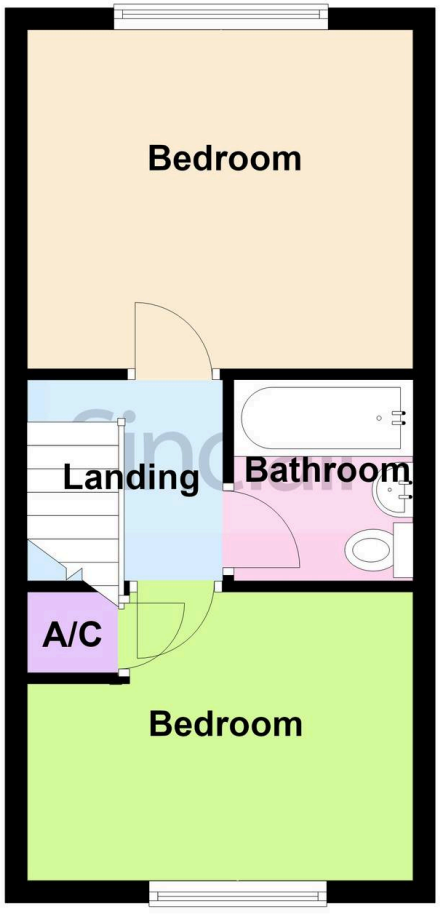
Ground Floor

Approx. 32.6 sq. metres (351.1 sq. feet)



First Floor

Approx. 27.3 sq. metres (293.8 sq. feet)





Sinclair Estate Agents

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