

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, serif font.

Sinclair



101 St. Bernards Road, Whitwick, Leicestershire, LE67 5GY

£197,500

01530 838338 sinclairestateagents.co.uk

Property at a glance

- No Upward Chain
- Three Bedrooms
- Dormer Semi Bungalow
- In Need Of Modernisation
- Lots Of Potential
- Garage & Parking
- Council Tax Band*: C
- Price: £197,500

Overview

**** OFFERED WITH NO UPWARD CHAIN **** This THREE BEDROOM SEMI DETACHED DORMER BUNGALOW occupying a sought after cul-de-sac position within the popular village of Whitwick comes to the market in need of modernisation and with a host of potential. In brief, the property enjoys an entrance hall, two good sized bedrooms to the ground floor, lounge, shower room and kitchen/diner, stairs rising to the first floor gives way to a further double bedroom with far reaching views and two further loft spaces ideally for storage or further conversion. Externally, the property offers a driveway with off road parking leading to a detached garage and private rear garden. EPC RATING D.

Location**

The village of Whitwick is one of North West Leicestershire's best kept secrets as it borders the renowned Charnwood Forest and some of the county's most scenic countryside. It has a selection of public houses, the newly built Whitwick and Coalville Leisure Centre, two sought after primary schools, park, post office, shops, a supermarket and several churches. As well as bordering Charnwood, Whitwick is also home to Holly Hayes wood, Grace Dieu woods and High Cademan which all provide attractive countryside walks and wildlife. Nearest Airport: East Midlands (10.4miles) Nearest Train Station: Loughborough (8.8 miles) Nearest Town: Coalville (1.4 miles) Nearest Motorway Access: M1 (J23) A/M42 (J13).



**** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.**

Ground Floor



First Floor



101 St. Bernards Road, Whitwick, Leicestershire, LE67 5GY

Sinclair

Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through an aluminium framed double glazed front door and comprising coving and storage cupboard.

Bedroom

14'6" x 11'4" (4.42m x 3.45m)

Having uPVC double glazed window to front and side.

Lounge

11'4" x 14'1" (max) (3.45m x 4.29m (max))

Enjoying an electric effect fire on a polished granite effect hearth with surround, wall lighting and having open stairs rising to the first floor.

Bedroom

6'4" (to front of wardrobes) x 12'4" (1.93m (to front of wardrobes) x 3.76m)

Enjoying a range of mirror fronted sliding wardrobes and an aluminium framed double glazed window to rear.

Shower Room

4'9" x 9'2" (1.45m x 2.79m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin, walk in shower enclosure with thermostatic mixer tap, ceramic tiled walls, aluminium framed double glazed window to rear and chrome heated towel rail.

Kitchen/Diner

11'4" (max) x 12'3" (3.45m (max) x 3.73m)

Having a range of wall and base units, rolled edge work surfaces, one-a-half bowl sink and drainer unit, aluminium framed double glazed windows to side and rear, four ring electric hob, electric oven, extractor hood, tiled splash backs, aluminium framed double glazed door accessing the rear garden.

FIRST FLOOR

Bedroom

11'3" (to front of wardrobes) x 12'0" (3.43m (to front of wardrobes) x 3.66m)

Having a range of mirror fronted sliding wardrobes and aluminium framed double glazed window to rear.

Loft/Eaves One

approx. 8'6" x 14'0" (aprox 2.59m x 4.27m)

Loft/Eaves Two

approx 8'6" x 10'0" (aprox 2.59m x 3.05m)

Housing the gas fired central heating boiler.

OUTSIDE

Private Rear Garden

A paved patio facilitated by a store enjoys a host of timber garden sheds and a set of steps ascending to a lawned rear garden surrounded by a host of shrubs.

Garage

8'7" x 17'8" (2.62m x 5.38m)

Entered via an up-and-over entrance door and having timber framed single glazed window to side and rear.

Front

A block paved tandem driveway offers off road parking for multiple vehicles and sits adjacent to a lawned area and complemented by a host of shrubs and a retaining brick wall.



101 St. Bernards Road, Whitwick, Leicestershire, LE67 5GY

Sinclair



101 St. Bernards Road, Whitwick, Leicestershire, LE67 5GY

Sinclair



101 St. Bernards Road, Whitwick, Leicestershire, LE67 5GY

Sinclair



101 St. Bernards Road, Whitwick, Leicestershire, LE67 5GY

Sinclair

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

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, Homesearch, Gov.uk and information provided and verified by our vendors.

Photographs

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

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Referral Fee Disclosure

Sinclair

Thinking of Selling?
For a free valuation of your property with no obligation
call Sinclair on 01530 838338



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk