

Sinclair



30 Castle Street, Whitwick

£160,000

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Whitwick

Set over FOUR STOREYS, this traditionally styled TWO BEDROOM TERRACE HOUSE situated within the popular commuter village of Whitwick and ideal for first time buyers comes to the market priced to sell. In brief, the property comprises a lower ground floor cellar room and adjacent utility room with stairs ascending to offer a lounge and open plan kitchen/diner to the ground floor with a further set of stairs rising to the first floor landing, which in turn provides a four piece bathroom suite, double bedroom and further set of stairs ascending to the second bedroom. To the outside there is a courtyard rear garden. Early viewings come highly advised in order to avoid disappointment.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Four Storey Accommodation
- Two Double Bedrooms
- Courtyard Rear Garden
- Cellar Room
- Four Piece Bathroom Suite
- Ideal for First Time Buyers



BASEMENT

Cellar Room

8' 9" x 10' 4" (2.67m x 3.15m)

Having light and power and presently used as a storage room.

Utility Room

7' 3" x 7' 3" (2.21m x 2.21m)

Having a column radiator, a range of base units, a work surface with one and a half bowl sink and drainer unit with space and plumbing for appliances and a timber framed single glazed window to rear.

Lobby

Connecting the lower ground floor to the courtyard rear garden via a timber framed multi pane single glazed timber framed door.

GROUND FLOOR

Lounge

10' 9" x 11' 7" (3.28m x 3.53m)

Entered via a timber framed multi pane single glazed door with adjacent timber framed multi pane sash window to front and having coving, timber effect laminate flooring and a feature focal point fireplace. (Not in use)

Kitchen/Diner

8' 9" x 10' 5" (2.67m x 3.18m)

Inclusive of a range of wall and base units with complimentary butchers block work surfaces, under cabinet lighting, a five ring gas hob with extractor hood over, an electric oven and grill with further integrated fridge freezer, a larder cupboard, tiled splashbacks, exposed timber beams, inset downlights, timber effect laminate flooring and having a uPVC double glazed window to rear.



FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to the front facing bedroom and four piece bathroom suite and comprises stairs rising to the second floor.

Bedroom

10' 9" x 11' 7" (3.28m x 3.53m)

Having timber framed single glazed multi pane sash window to front, coving, timber effect laminate flooring and a cast iron fireplace with tiled surround and hearth.

Bathroom

5' 9" x 11' 9" (1.75m x 3.58m)

This four piece suite comprises a low level push button w.c, wash hand basin with mono bloc mixer tap, panelled bath with further double shower enclosure and thermostatic mixer tap, tiled splashbacks, laminate flooring, a column radiator and uPVC double glazed window to rear.

SECOND FLOOR

Bedroom

12' 8" x 10' 7" (3.86m x 3.23m)

Occupying the second floor and comprising double glazed timber framed skylight to rear with exposed timber beams and access to eaves storage.

Courtyard

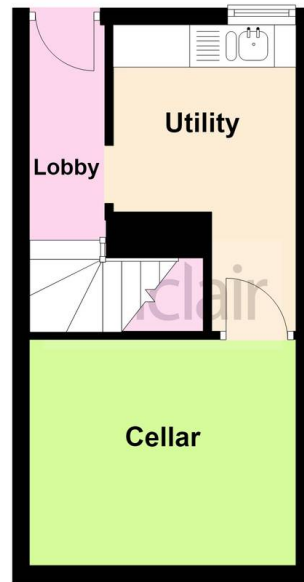
Providing an area of raised timber decking edged with stone shingling and facilitated by a side gate and water point. The Courtyard garden is surrounded by timber feather board fence panelling and retaining brick wall and features raised seating area edged with shrubs and a concrete based pizza oven.



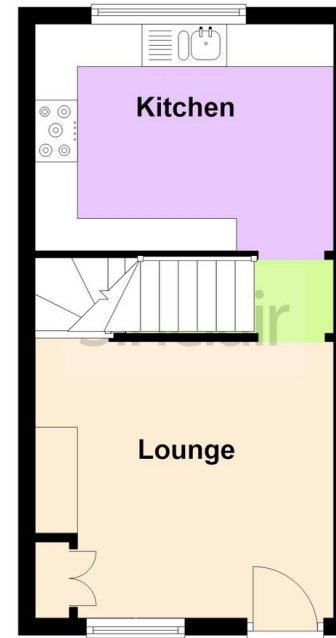




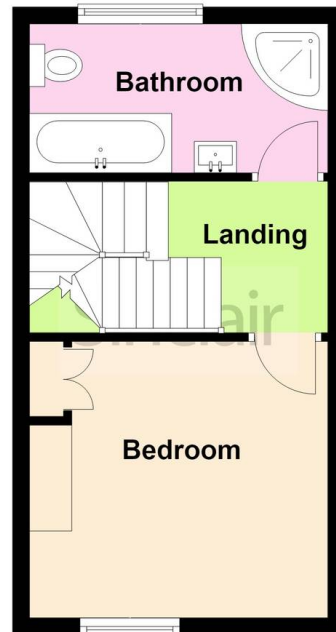
Basement



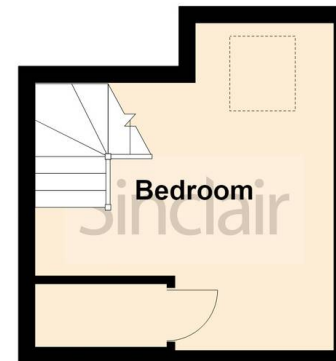
Ground Floor



First Floor



Second Floor





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