



16 Farndale, Whitwick

£249,950

# 16 Farndale

Whitwick

**AN EXTENDED SEMI DETACHED HOME FEATURING 21'5" DINING KITCHEN, TWO RECEPTION ROOMS, GROUND FLOOR WC, BLOCK PAVED DRIVEWAY, DETACHED GARAGE AND GOOD SIZED GARDENS. SITUATED IN THE SOUGHT AFTER GRACEDIEU VALLEY, THIS APPEALING SEMI DETACHED HOME ALSO BENEFITS FROM UPVC DOUBLE GLAZED WINDOWS AND EXTERNAL DOORS, GAS CENTRAL HEATING AND SOLAR PANELS.** It includes canopy porch, entrance hall, lounge, dining room, extended dining kitchen, ground floor Wc, three bedrooms, shower room and adjoining Wc. The property stands well from the road and has a good sized rear garden and detached garage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Lounge & Dining Room
- Garage, Driveway & Gardens
- Extended Accommodation
- Three Bedrooms, Shower Room
- 21'5" Dining Kitchen
- Two Separate Wc's



## GROUND FLOOR

### Canopy Porch

With uPVC double glazed front door to the hall.

### Entrance Hall

With radiator, cloaks cupboard and uPVC double glazed window.

### Lounge

12' 1" x 11' 2" (3.68m x 3.40m)

With uPVC double glazed window to front, Adam style fireplace, living flame gas fire, radiator and opening into the dining room.

### Dining Room

11' 2" x 9' 3" (3.40m x 2.82m)

With uPVC double glazed window to rear, radiator and serving hatch.

### Extended Dining Kitchen

21' 5" x 9' 1" (6.53m x 2.77m)

Inclusive of the base and wall cupboards, tiled splashbacks, one and a quarter bowl sink unit, radiator, space and plumbing for appliances, timber effect vinyl flooring, cupboard beneath staircase and uPVC double glazed windows to side and rear.

### Rear Porch

With uPVC double glazed external door.

### Guest Cloakroom

With white suite having chrome finished fittings comprising low level Wc, radiator and uPVC double glazed window.



## FIRST FLOOR

### Landing

With uPVC double glazed window, airing cupboard and access to the loft space via a pull down ladder. Interested parties should note that the solar panels fitted to the rear roof help with the provision of hot water for the property.

### Bedroom One

11' 4" x 10' 9" (3.45m x 3.28m)

With uPVC double glazed window to front, radiator and fitted furniture incorporating wardrobes and drawers.

### Bedroom Two

9' 5" x 11' 2" (2.87m x 3.40m)

With uPVC double glazed window to rear and radiator.

### Bedroom Three

7' 9" x 8' 2" (2.36m x 2.49m)

With uPVC double glazed window to front, radiator and boiler cupboard housing the gas fired central heating boiler.

### Shower Room

With white suite having chrome finished fittings comprising corner tiled shower cabinet, vanity unit, walls mainly tiled, heated towel rail, timber effect vinyl flooring and uPVC double glazed window.

### Separate Wc

With white low level suite, walls tiled to half height and uPVC double glazed window.



## OUTSIDE

### Good Sized Rear Garden

With paved area, water point, light, lawns, borders, timber shed and the rear boundary directly adjoining Gracedieu brook.

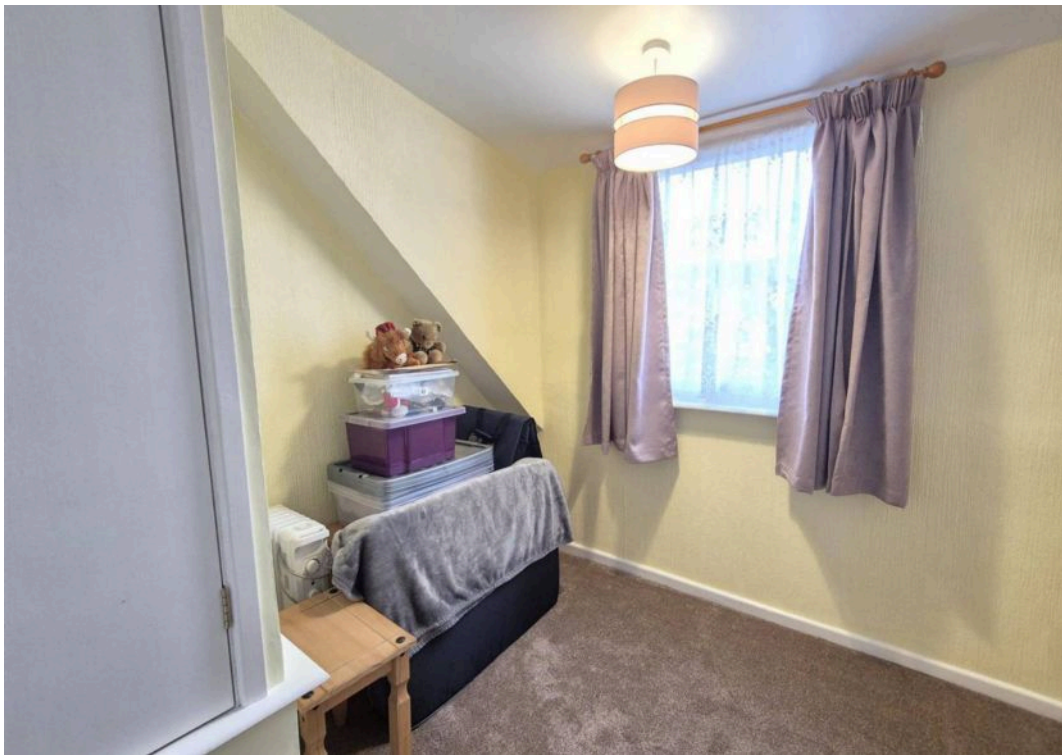
### Detached Garage

Of concrete sectional construction with up and over entrance door.

### Front Garden

With lawn, borders and block paved driveway providing ample parking and access to the garage.







Ground Floor



First Floor





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