



153 Hermitage Road
Whitwick, Coalville, LE67 5EL

£180,000

3

1

2





Brief Description

Located in the popular village of Whitwick, this delightful mid-terrace house presents an **EXCELLENT OPPORTUNITY** for those seeking a home to make their own. With three well-proportioned bedrooms and a four piece first floor family bathroom, this property is perfect for families or those looking for extra space.

As you enter, you are greeted by a welcoming **ENTRANCE HALL**, a thoughtful feature that sets this home apart from typical designs. The **BAY-FRONTED** living room exudes a cosy atmosphere, enhanced by **TALL CEILINGS** that create a sense of space and light. Adjacent to the living room, the separate dining room boasts attractive **WOOD FLOORING** continued from the entrance hall and benefits from a large understairs storage cupboard, providing ample space for family gatherings or entertaining guests.

The dining room seamlessly connects to the kitchen, which boasts a range of **CONTEMPORARY** wall and base units, ensuring both style and functionality. This space is complemented by a functional open-aspect **UTILITY AREA**, which enhances the practicality of daily living by accommodating additional appliances and storage.

Venturing upstairs, the first-floor landing leads to three **WELL-PROPORTIONED** bedrooms, each offering a comfortable retreat. The family bathroom features a four-piece suite, catering to all your needs.

Outside, the property boasts a **LOVELY PRIVATE GARDEN**, perfect for enjoying the outdoors. The garden features a combination of gravel decking and well-maintained lawn areas, all enclosed by a secure fence. Additional features include a garden shed, a brick outbuilding, and a separate working outside toilet with a light supply, adding to the convenience of this charming home.

This property has offers the option for further love and attention, making it an **IDEAL CANVAS** for those looking to inject their own style and flair. With its desirable location and ample space, this mid-terrace house is a fantastic opportunity **NOT TO BE MISSED**.





ON THE GROUND FLOOR

Entrance Hall

Living Room
9'11" x 13'5" (3.02m x 4.09m)

Dining Room
13'5" x 12'4" (4.09m x 3.76m)

Kitchen
7'10" x 11'4" (2.39m x 3.45m)

Utility Area
7'5" x 3'9" (2.26m x 1.14m)

ON THE FIRST FLOOR

Landing

Bedroom One
11'10" x 9'9" (3.61m x 2.97m)

Bedroom Two
7'2" x 10'11" (2.18m x 3.33m)

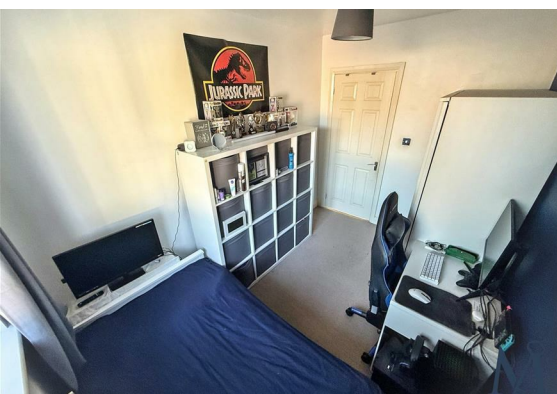
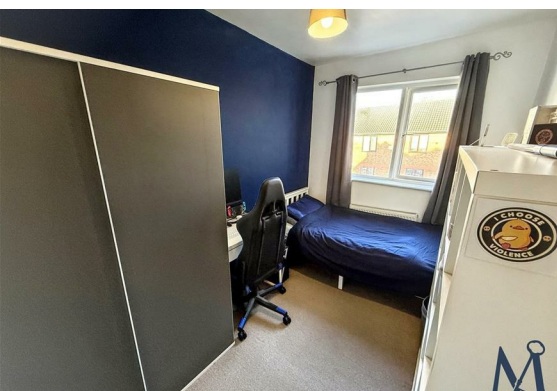
Bedroom Three
7'6" x 11'5" (2.29m x 3.48m)

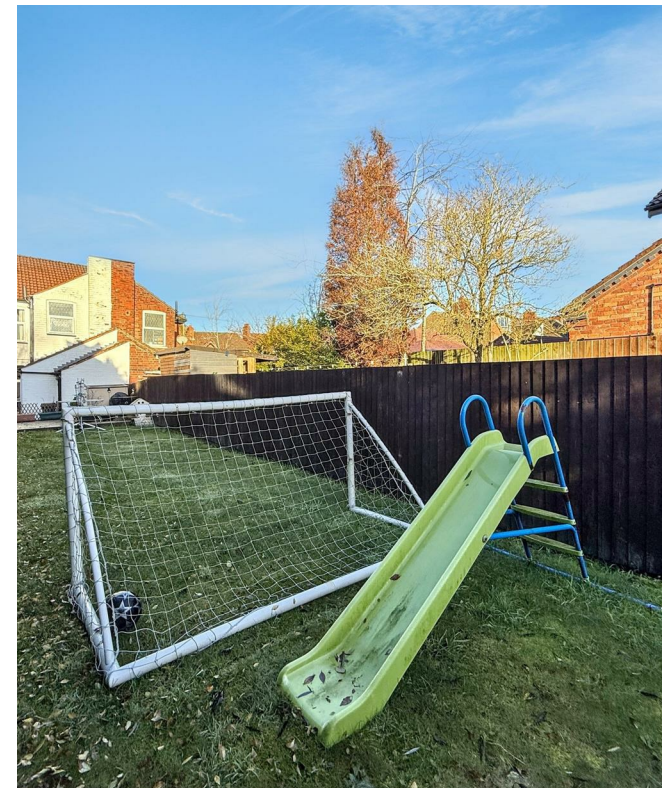
Family Bathroom
7'7" x 10'8" (2.31m x 3.25m)

ON THE OUTSIDE

Rear Garden

Front Garden





Floor Plan



Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2-4 North Street, Whitwick, Coalville, Leicestershire, LE67 5HA
Tel: 01530 682886 Email: sales@maynardestates.co.uk maynardestates.co.uk

Area Map



Energy Efficiency Graph

