Sinclair
7a Castle Street, Whitwick
£249,950

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Whitwick

OFFERED WITH NO UPWARD CHAIN, this TWO DOUBLE BEDROOM SEMI DETACHED COTTAGE complemented by a detached garage, off road parking and a private rear garden comes to the market enjoying a popular location within these sought after commuter village of Whitwick. In brief, the property comprises a garden room, a kitchen/diner, lounge and inner lobby, which in turn grants access to the three piece bathroom suite and utility store with stairs rising to the first floor landing offering two double bedrooms. Early viewing has come highly advised in order to avoid disappointment.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Period Cottage Property
- Two Double Bedrooms
- Two Reception Rooms
- Off Road Parking
- Detached Garage
- No Upward Chain

GROUND FLOOR

Garden Room
8' 9" x 13' 10" (2.67m x 4.22m)
Entered via a timber front door and flanked by uPVC double glazed windows to front and side, the garden room benefits from timber effect vinyl flooring, a store cabinet and accessing the kitchen/diner.

Kitchen/Diner
8' 7" x 15' 4" (2.62m x 4.67m)
Inclusive of a range of wall and base units with complementary rolled edge work surfaces and integrated fridge/freezer, four ring gas hob with extractor hood over, electric oven and grill, timber effect laminate flooring, a timber framed single glazed door accessing the garden room with further uPVC double glazed window to front, the concealed gas fired central heating boiler, a sink unit with swan neck mixer tap and tiling to splash prone areas.

Lounge
11' 2" x 13' 6" (3.40m x 4.11m)
Having continued flooring from the kitchen/diner, the lounge benefits from a timber framed stable door accessing the private rear garden, wall lighting, recess shelving, exposed timber beams, uPVC double glazed window to front and having a focal point former fireplace with slate hearth and brick surround.

Inner Lobby
Providing access to the utility store and bathroom, the inner lobby also comprises stairs rising to the first floor and an opaque uPVC double glazed window to rear and exposed timber beams.

Utility Store
Having both light and power and featuring space and plumbing for appliances, timber effect vinyl flooring and exposed timber beam.

Family Bathroom
5' 7" x 7' 8" (1.70m x 2.34m)
This three piece suite comprises a low level w.c with a roll top bath and mixer shower tap over, pedestal wash hand basin, chrome heated towel rail, ceramic tiled flooring, exposed timber beams and an opaque uPVC double glazed window to front.

FIRST FLOOR

Bedroom One
11' 3" x 14' 8" (3.43m x 4.47m)
Having loft hatch, exposed timber beams and uPVC double glazed window to front.

Bedroom Two
10' 9" x 9' 8" (3.28m x 2.95m)
Having uPVC double glazed window to front, access to over stairs storage and loft hatch.

Rear Garden

Having raised stone shingled area with timber sleeper edging offers a host of shrubs and a well maintained lawn complemented by a further paved patio area and surrounded by timber close board fence panelling. The garden also hosts a brick store and an outhouse.

Front Garden

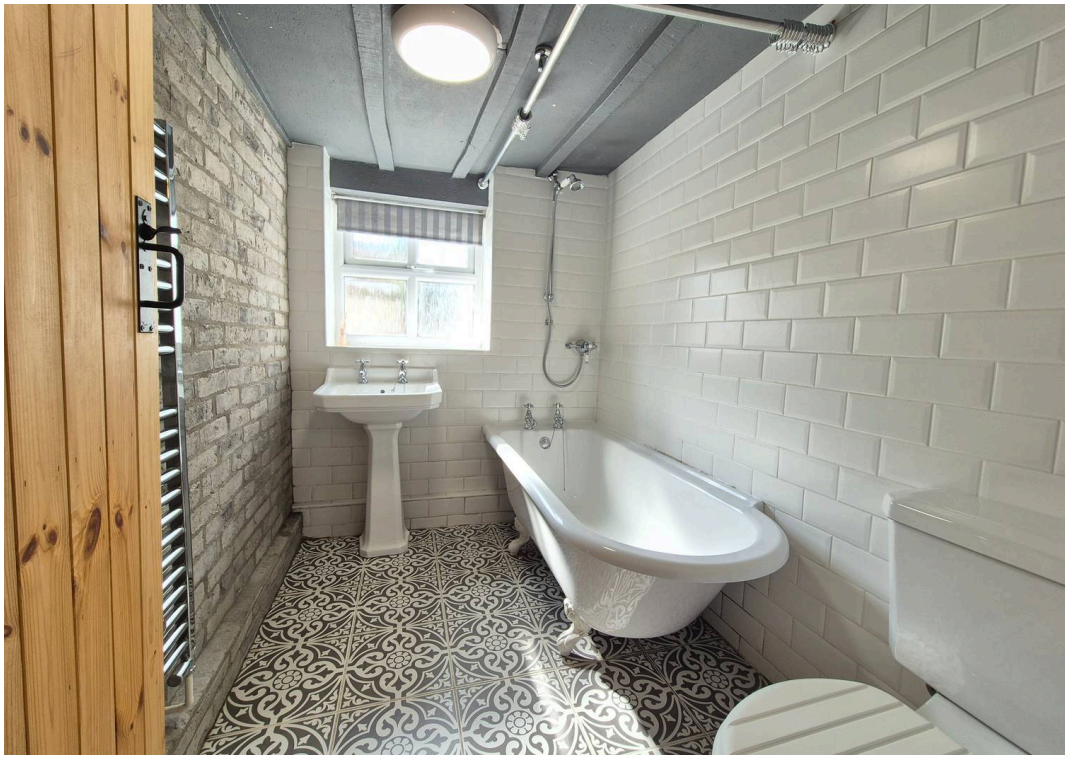
A cobble stone wall with a raised courtyard, part hedge surround and gated access giving way to the private rear garden.

Garage
17' 9" x 9' 7" (5.41m x 2.92m)

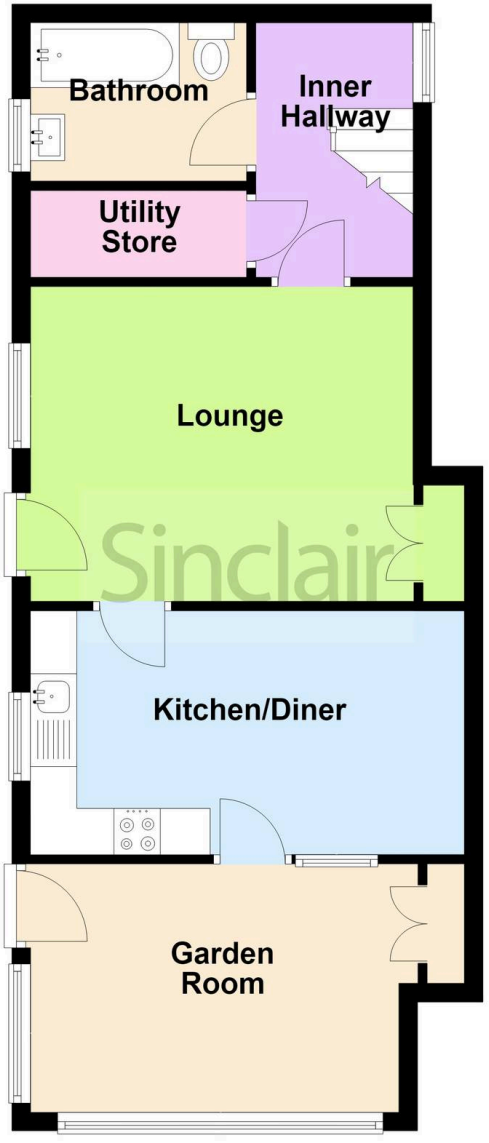
Entered via and up and over front door whilst having uPVC double glazed window to side with light and power.

Driveway

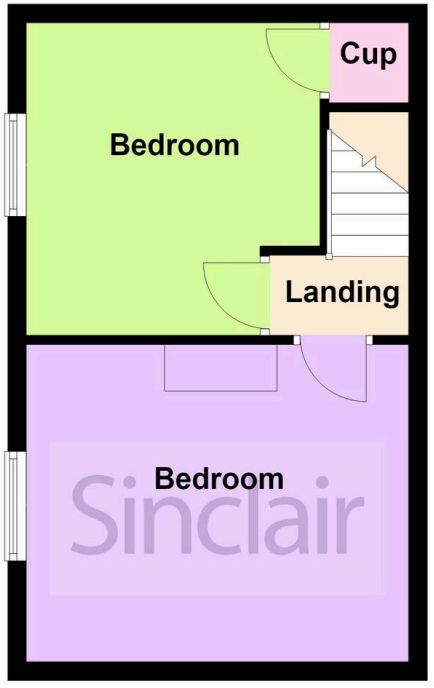
Offering off road parking for multiple vehicles surrounded by a cobble stone wall.

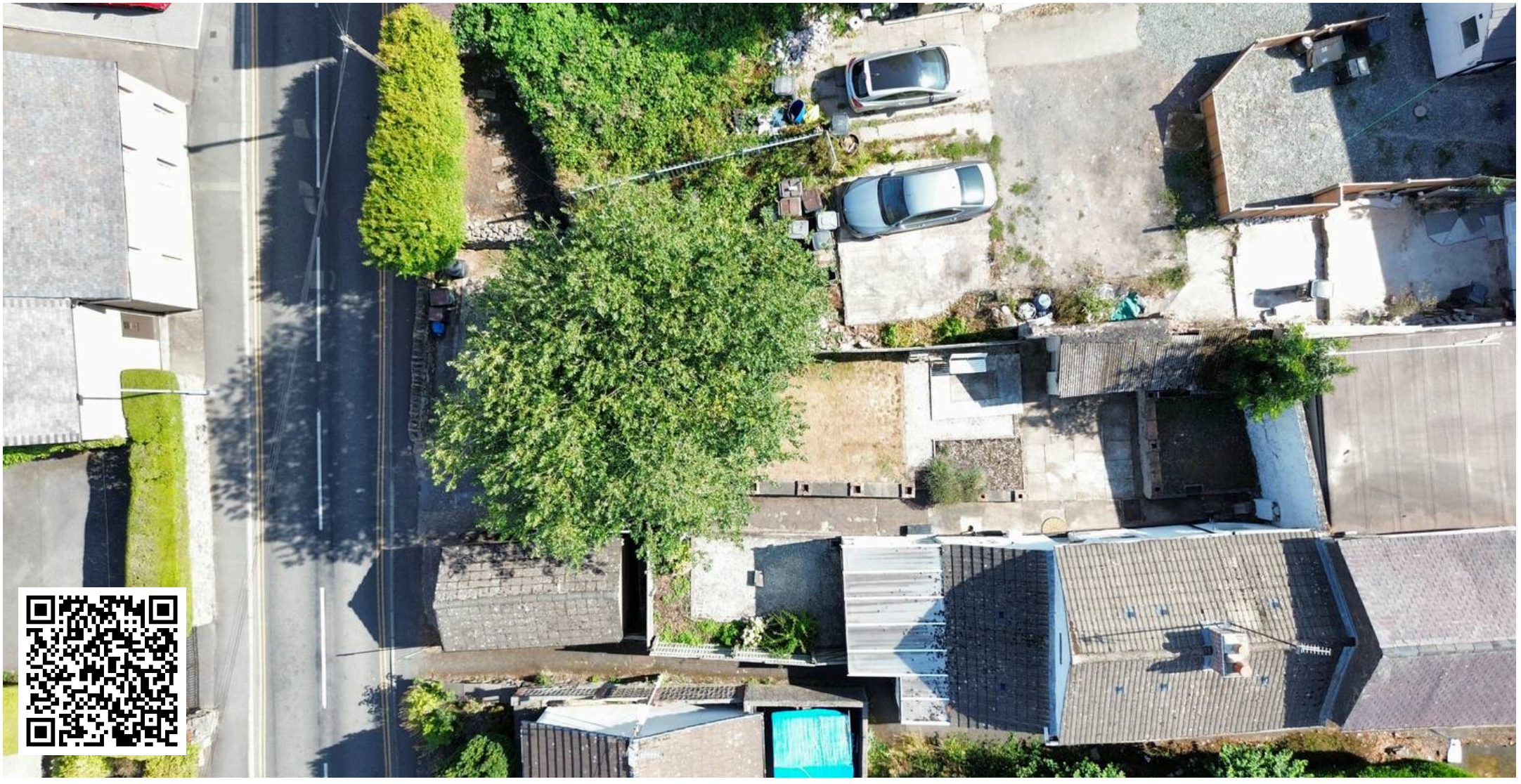


Ground Floor



First Floor





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