



27 Lakeshore Crescent, Whitwick

£229,950



# 27 Lakeshore Crescent

Whitwick, Coalville

**OFFERED WITH NO UPWARD CHAIN** this THREE BEDROOM END TOWN HOUSE comes to the market situated in a popular cul-de-sac within the sought after commuter village of Whitwick and in brief comprises an entrance hall, lounge, 14'8" open plan kitchen diner and w.c to the ground floor with stairs rising to the first floor landing giving way to three bedrooms and the family bathroom respectively. Externally the property benefits from a low maintenance private garden to rear and a garage offering off road parking.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three Bedrooms
- Garage
- Sought After Location
- No Upward Chain
- Cul-De-Sac
- 14'8" Kitchen/Diner





## GROUND FLOOR

### Entrance Hall

Entered through a composite door to front with inset opaque double glazed panel and comprising timber effect laminate flooring and stairs rising to the first floor.

### Lounge

17' 8" x 11' 5" (5.39m x 3.48m)

Enjoying a range of inset downlights continued timber effect laminate flooring from the entrance hall, a uPVC double glazed window to front and an electric fireplace on a marble effect surround and hearth.

### Kitchen/Diner

11' 9" x 14' 8" (3.58m x 4.47m)

Inclusive of a range of wall and base units with rolled edge worksurfaces, a one and a half bowl sink and drainer unit, a four ring gas hob with extractor hood over, an electric oven/grill, an integrated fridge/freezer, a further integrated washer/dryer and boasting an integrated dishwasher. Other benefits include tiling to splash prone areas, ceramic tiled flooring, inset downlights, concealed gas fired central heating boiler and a uPVC double glazed window to rear and providing access to the rear garden via uPVC framed French Doors.

### Guest Cloakroom

Comprising a low level push button w.c, pedestal wash hand basin, tiled splashbacks, extractor fan and having ceramic tiled flooring.

## FIRST FLOOR

### Landing

Stairs rising to the first floor landing gives way to three bedrooms and the family bathroom and comprise a loft hatch.





### **Family Bathroom**

7' 1" x 5' 5" (2.16m x 1.65m)

This three piece suite comprises a low level push button w.c, panel bath with splash screen and mixer shower tap, tiling to splash prone areas, pedestal wash hand basin, extractor fan and opaque uPVC double glazed window to side and finished in timber effect vinyl flooring.

### **Bedroom One**

13' 9" x 14' 8" (4.19m x 4.47m)

Enjoying two uPVC double glazed windows to front and benefitting from access to over stairs storage.

### **Bedroom Two**

11' 1" x 9' 2" (3.38m x 2.79m)

Having uPVC double glazed window to rear.

### **Bedroom Three**

12' 1" x 7' 1" (3.68m x 2.16m)

Having uPVC double glazed window to rear.

### **OUTSIDE**

#### **Rear Garden**

Entered via a side gated access and providing a low maintenance appeal with an artificial lawn and adjacent stone shingled area whilst being enclosed by timber close board fence panelling and a water point.

#### **Front**

A slate shingled area bisected by a paved walkway to the front door underneath a canopy porch and facilitated by external wall lighting.

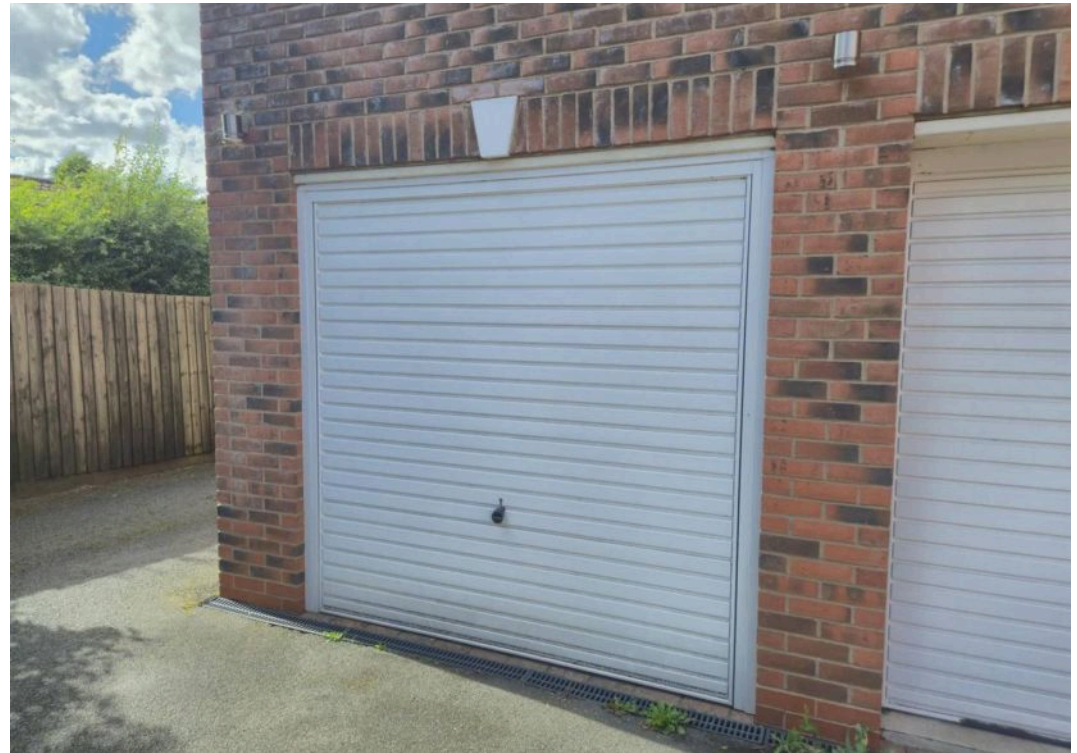
#### **Garage**

16' 0" x 8' 6" (4.88m x 2.59m)

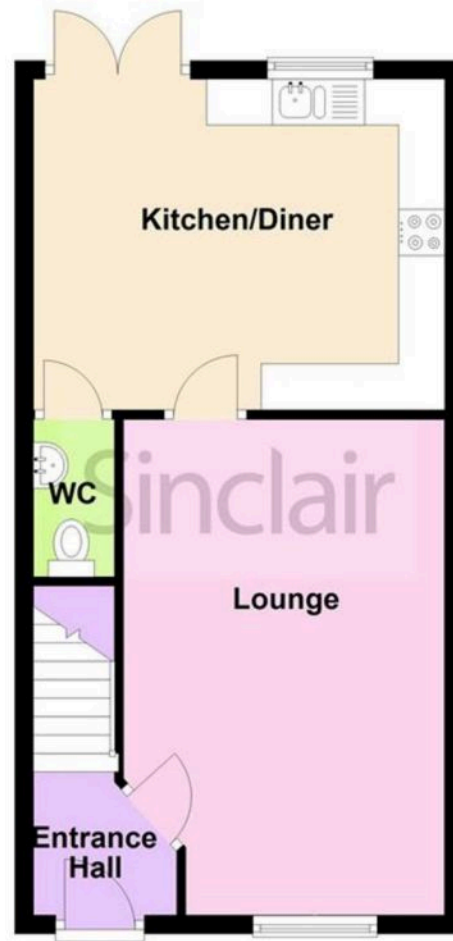
Located the the left elevation of the property the garage is entered by an up and over door to front.







**Ground Floor**



**First Floor**







## Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville – LE67 3PD

01530 838338

[coalville@sinclairestateagents.co.uk](mailto:coalville@sinclairestateagents.co.uk)

[www.sinclairestateagents.co.uk/#/](http://www.sinclairestateagents.co.uk/#/)

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