



Sinclair

27 Lakeshore Crescent, Whitwick, Leicestershire, LE67 5BZ

£229,950

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Property at a glance

- No Upward Chain
- Cul-De-Sac
- 14'8" Kitchen/Diner
- Council Tax Band*: B
- Three Bedrooms
- Garage
- Sought After Location
- Price: £229,950

Overview

**** 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. EPC RATING C.

Location**

The village of Whitwick is one of North West Leicestershire's best kept secrets as it borders the renowned Charnwood Forest and some of the county's most scenic countryside. It has a selection of public houses, the newly built Whitwick and Coalville Leisure Centre, two sought after primary schools, park, post office, shops, a supermarket and several churches. As well as bordering Charnwood, Whitwick is also home to Holly Hayes wood, Grace Dieu woods and High Cademan which all provide attractive countryside walks and wildlife. Nearest Airport: East Midlands (10.4miles) Nearest Train Station: Loughborough (8.8 miles) Nearest Town: Coalville (1.4 miles) Nearest Motorway Access: M1 (J23) A/M42 (J13).



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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Detailed Accommodation

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

11'5" x 17'8" (3.48m x 5.38m)

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

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

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

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

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

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

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

Bedroom Two

9'2" (narrowing to 7'5") x 11'1" (2.79m (narrowing to 2.26m) x 3.38m)

Having uPVC double glazed window to rear.

Bedroom Three

7'1" (narrowing to 5'5") x 12'1" (2.16m (narrowing to 1.65m) x 3.68m)

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

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

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

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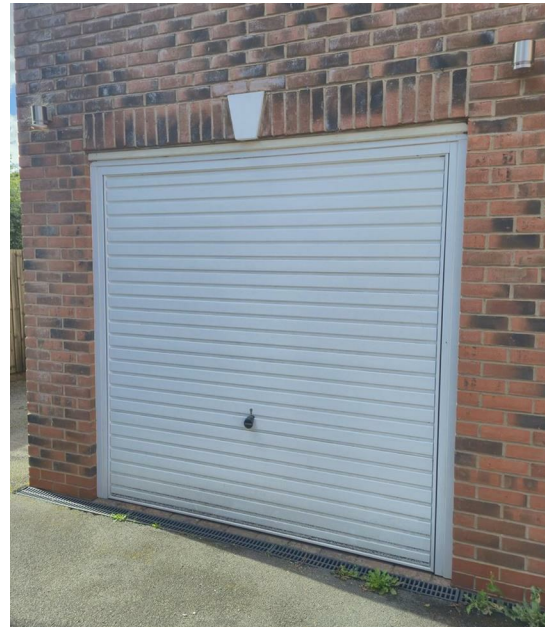
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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