

Cademan Street

Whitwick, Coalville, LE67 5AE

John
German






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£300,000



This distinctive and well-proportioned traditional detached family home offers three bedrooms, plus a nursery room, two bathrooms and three reception rooms. The property features a spacious breakfast kitchen, off-road parking and a detached brick barn that provides garaging, a workshop and additional storage above. To the rear, you'll find lovely gardens.

Rare opportunity to acquire traditional detached family home in this popular location extending to circa 1273 sq ft offering plenty of living space with some potential for alteration. A highlight of the home is the detached part storey barn with garaging and workshop with loft room above. The property also benefits from solar panels which can be used to heat the hot water.

Whitwick is a large village about five miles east of Ashby-de-la-Zouch. It has many amenities such as a doctor's surgery, public houses, a general store, chemist, leisure centre, day nursery and a primary school. Being a former mining village, Whitwick has a strong sense of community spirit, and a mix of both old and new housing. It is also great for the commuter with access to Coalville, Loughborough and Leicester all close by, together with Junction 22 of the M1 at Markfield.

A UPVC entrance door leads into the first of three reception rooms, featuring a secondary glazed window to the front, a double radiator and a connecting door to the adjacent music room - also front-facing. These two rooms could easily be combined to create a larger open-plan living space if desired. Next, you'll find the full-width, open-plan lounge and dining room - a fantastic family space with dual-aspect windows and a feature living flame gas fire as the focal point. From here, a staircase leads to the first floor, with a useful under-stair cupboard for storage which has a door to the cellar. The kitchen is well-equipped with an extensive range of base and wall cabinets wrapping around three sides, complemented by countertops. It includes a double-drainer stainless steel sink with a mixer tap, space for a washing machine, dishwasher, gas cooker and fridge. Dual-aspect windows and a stable-style uPVC door provide access to the garden.

Ascending the stairs, the first bedroom (3) on the left is a well-proportioned double room featuring fitted wardrobes, a bookcase, a dressing table and a front-facing secondary glazed window. Bedroom two, also front-facing, is another spacious double room with high ceilings, a picture rail, built-in wardrobes and a secondary glazed window. Directly across the landing, the principal bedroom benefits from fitted wardrobes, a picture rail, high ceilings, and most notably, a private en-suite bathroom. The en-suite includes a vanity wash basin, a panel bath with a glass screen and shower mixer, a tiled shower area and a concealed-cistern WC. There is also a nursery room overlooking the gardens. Completing this floor is the family shower room, fitted with a WC, pedestal wash basin and an oversized quadrant shower enclosure with an electric shower.

Outside, to the rear of the property is a generous patio area, along with a convenient gardener's WC. A pathway leads past the stable building to a well-maintained lawn, bordered by mature plants, and a hidden private courtyard patio. One of the property's standout features is the brick-built stable building, which includes light, power, a workshop and a staircase leading to a first-floor storage area. This space is incorporated into a generously sized garage with a roller entrance door. The property also benefits from an extensive driveway, providing ample parking for multiple vehicles.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive & garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/11032025







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1590.03 ft²

147.72 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		73 C
39-54	E	52 E	
21-38	F		
1-20	G		

John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

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