



221 Brooks Lane, Whitwick

Coalville

Offers In Excess of £215,000



# 221 Brooks Lane

Whitwick, Coalville

Three double bedroom end terrace over three storeys with loft conversion, upgraded throughout. Lounge, dining room, extended kitchen, private rear garden. EPC rating F.  
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Lounge & Dining Room
- Three Double Bedrooms
- Private Rear Garden
- Loft Conversion
- Log Burners
- Extended Kitchen





## GROUND FLOOR

### Lounge

15' 3" x 13' 9" (4.65m x 4.19m)

Entered via a uPVC double glazed front door and enjoying a log burner on at slate hearth with brick surround and complemented by exposed timber beams, uPVC double glazed window to front, timber effect laminate flooring.

### Dining Room

12' 1" x 13' 9" (3.68m x 4.19m)

Enjoying uPVC double glazed window to rear, timber effect laminate flooring, exposed timber beams, open set of stairs ascending the first floor and featuring a log burner on a slate hearth with brick surround.

### Extended Kitchen

15' 4" x 8' 1" (4.67m x 2.46m)

Enjoying an attractive range of wall and base units with complementary butchers block work surfaces and having space and plumbing for appliances, space for cooker with filtration hood over, one-and-a-half bowl porcelain sink and drainer with flexi hose mixer tap, tile effect vinyl flooring, 2024 installed Worcester Bosch combination boiler, uPVC double glazed door accessing the rear garden and featuring a dual aspect with uPVC double glazed windows to side and rear.



## FIRST FLOOR

### Landing

Stairs rising to the first floor landing provides access to two double bedrooms, family bathroom and the second floor respectively.

### Bedroom One

12' 0" x 16' 3" (3.66m x 4.95m)

Enjoying a exposed timber floor and having uPVC double glazed window to front.





### **Bedroom Two**

11' 9" x 10' 4" (3.58m x 3.15m)

Having access to over stairs storage and uPVC double glazed window to rear.

### **Family Bathroom**

10' 8" x 7' 8" (3.25m x 2.34m)

This three piece suite comprises a roll top bath with swan neck mixer tap and thermostatic mixer shower over, vanity wash hand basin with mono bloc mixer tap, low level push button w.c, opaque uPVC double glazed window to rear, airing cupboard and tiled effect vinyl flooring.

## **SECOND FLOOR**

### **Bedroom Three**

12' 2" x 15' 2" (3.71m x 4.62m)

Enjoying tow timber framed double glazed Velux windows to front and timber effect laminate flooring.

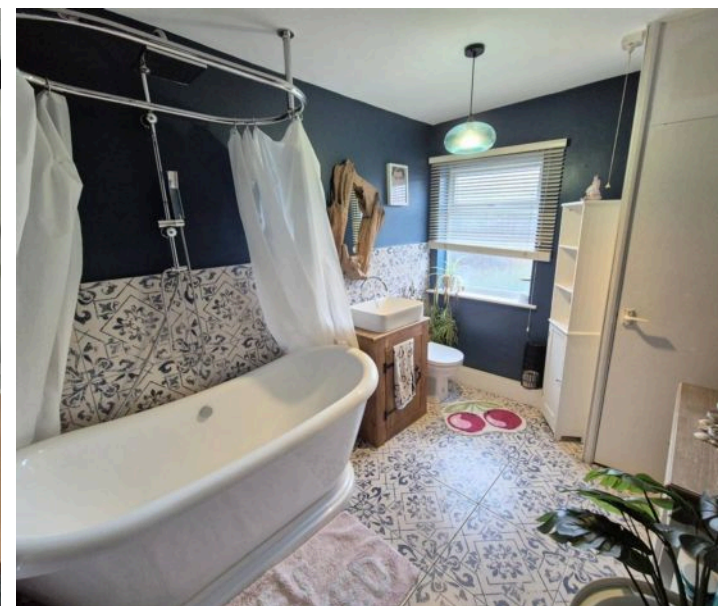
## **OUTSIDE**

### **Private Rear Garden**

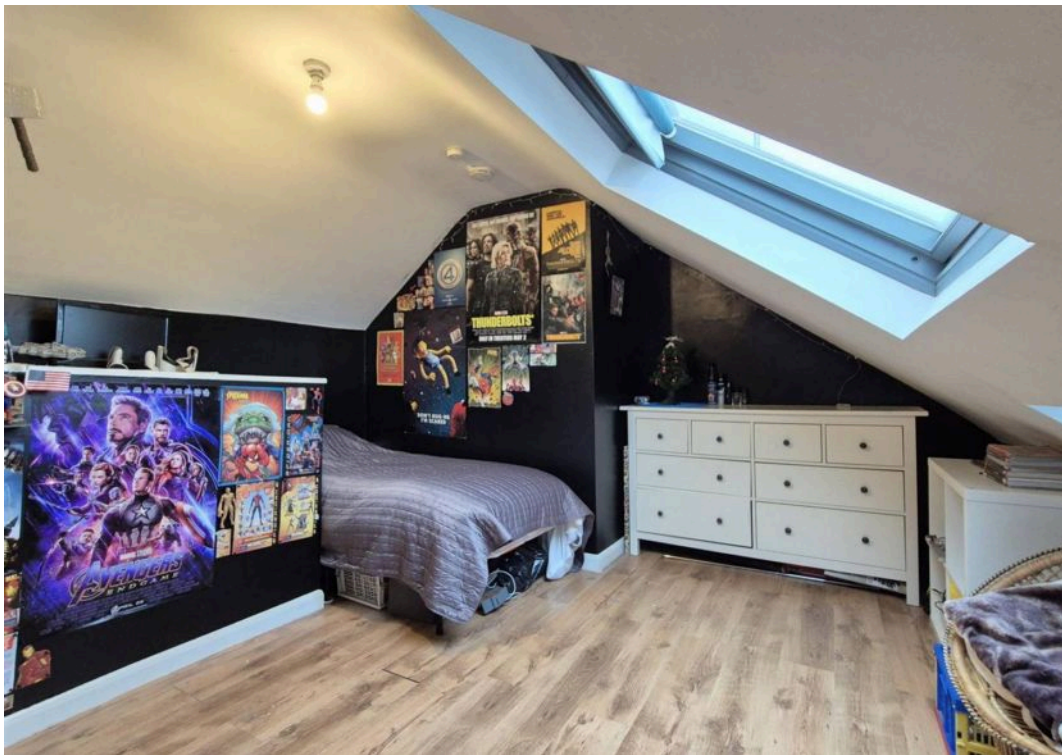
Having side gated access and having paved patio area edged with stone shingling and surrounded by timber close board fencing giving way to a well maintained lawn which in turn is partly surround by timber close board fencing and box hedging with access to a raised timber framed decked patio area facilitated by a garden shed and water point.

### **Front**

A dwarf brick wall partitions the front courtyard which in turn grants access to the front door beneath a canopy porch.







Ground Floor



First Floor



Second 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/#/)

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) – The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.