



Sinclair

29 Rosslyn Road, Whitwick, Leicestershire, LE67 5PU

£230,000

01530 838338 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Three Bedrooms
- Private Rear Garden onto Woodlands
- Further Scope for Improvement
- Council Tax Band\*: B
- Lounge & Dining Room
- Double Glazed & 2026 Boiler
- Driveway & Single Garage
- Price: £230,000

## Overview

SITUATED IN THE POPULAR VILLAGE OF WHITWICK THIS THREE BEDROOM SEMI DETACHED FAMILY HOME COMPRISSES entrance hall, lounge, dining room and re-fitted kitchen located on the ground floor with a 2026 fitted central heating boiler and stairs rising to the first floor offering three good sized bedrooms, re-fitted shower room and separate WC. Externally the large and private garden backs onto neighbouring woodland, providing the ideal outside space. Front garden and driveway parking for multiple vehicles leading to a single detached garage. Additional benefits include double glazing and gas central heating. EPC RATING D.

## 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 Hermitage Leisure Centre featuring a nine hole golf course and fishing lake, two primary schools, park, post office, shops, a supermarket and several churches. As well as bordering Charnwood, Whitwick is also home to Holly Hayes wood, Gracedieu woods and High Cademan which all provide attractive countryside walks and wildlife. An old winding wheel can still be seen at the foot of Leicester Road, erected as a monument to Whitwick's mining past following the closure of the colliery. Nearest Airport: East Midlands (10.4 miles) 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.



## Detailed Accommodation

### GROUND FLOOR

#### Entrance Porch

Has a uPVC double glazed front access door leading through to the:-

#### Entrance Hall

Having laminate flooring, radiator and stairs rising to the first floor.

#### Lounge

12'7" x 12'1" (3.84m x 3.68m)

Having double glazed fronted window, radiator, wall mounted lights, ceiling coving and fireplace housing gas fire.

#### Dining Room

12'1" x 10'2" (3.68m x 3.10m)

Having double glazed French doors opening onto the rear garden and radiator.

#### Kitchen

8'9" x 7'8" (2.67m x 2.34m)

Having a range of wall and base units with stainless steel sink and drainer with mixer tap, space and plumbing for appliances. Double glazed rear elevated window, laminate flooring, an integrated fridge/freezer and dishwasher, a 2026 fitted combination boiler, ceiling spot lights. And having a double oven and grill with a four ring electric hob with extractor hood over.

### FIRST FLOOR

#### Landing

With double glazed window, airing cupboard and loft access.

#### Bedroom One

13'3" x 11'0" (4.04m x 3.35m)

Having double glazed window and radiator with laminate flooring.

#### Bedroom Two

11'6" x 10'2" (3.51m x 3.10m)

Having double glazed window, radiator and laminate flooring.

#### Bedroom Three

9'2" x 7'3" (2.79m x 2.21m)

Having double glazed window with fitted Venetian blind, radiator and laminate flooring.

#### Shower Room

this two piece suite comprises a double walk-in shower enclosure with electric power shower, a vanity wash hand basin with monobloc mixer tap, vinyl flooring, a wall mounted towel rail, extractor fan and uPVC double glazed opaque window to rear.

#### Separate WC

Comprising: w.c with double glazed opaque window to rear, a radiator, a chrome heated towel rail and laminate flooring.

### OUTSIDE

#### Rear Garden

Offers multiple sectional patio's on various levels with an upper paved area with steps down to lawned and further patio and paved pathways. Rear gated area which is further gravelled and providing private patio with gate on to neighbouring woodlands, mature trees and conifers. All within an enclosed and fence boundary with side gate access and outside tap.

#### Detached Garage

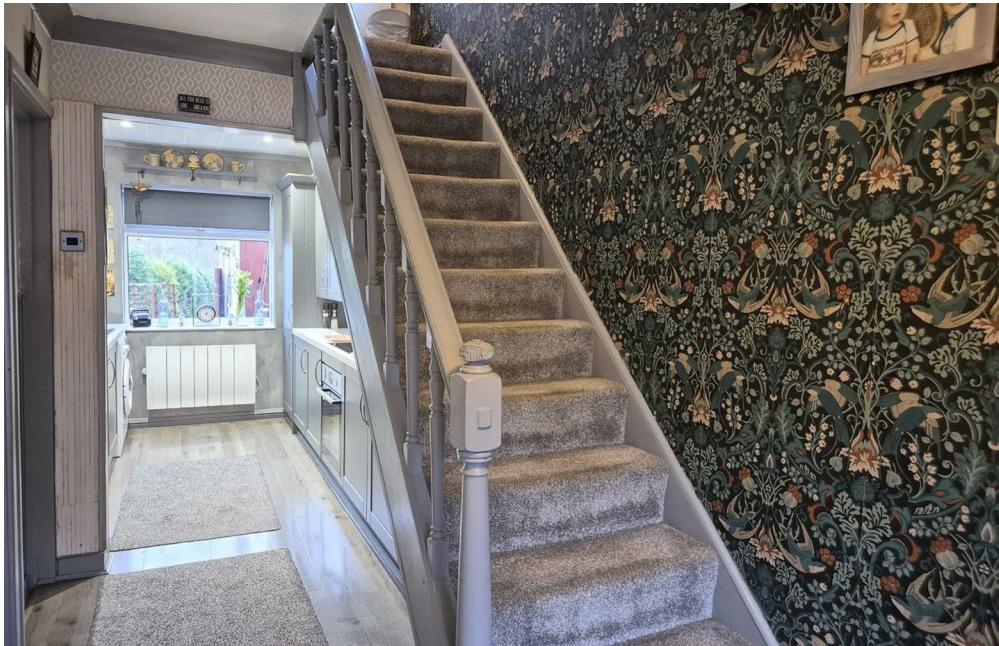
Has light and power supply with side courtesy door and single glazed side window.

#### Driveway

Is tarmacadam providing off road parking for multiple vehicles.

#### Front Garden

Is laid to lawn with paved pathways to front door.



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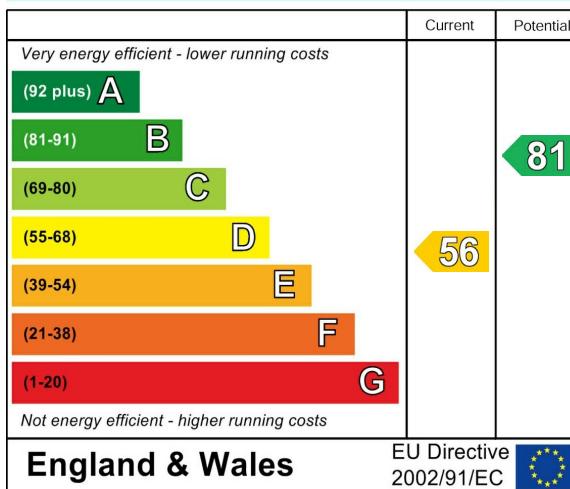
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## Energy Efficiency Rating



## Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

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