

Sinclair



44 Tiverton Avenue, Whitwick

£235,000

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Whitwick

This THREE BEDROOM SEMI DETACHED HOME occupying a cul-de-sac location within the popular commuter village of Whitwick comes to the market enjoying wonderful field views, a landscaped rear garden, off road parking, detached garage, an open plan fitted kitchen/diner, front facing lounge and stairs rising to the first floor which gives way to three good sized bedrooms and the family bathroom. Early viewings come highly advised in order to avoid disappointment.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three Bedrooms
- Open Plan Kitchen/Diner
- Semi Detached Home
- Landscaped Garden
- Field Views
- Cul-De-Sac Location



GROUND FLOOR

Entrance Hall

Entered through a composite front door giving way to both lounge and kitchen/diner and hosting stairs rising to the first floor, access to under stairs storage and having timber effect vinyl flooring.

Lounge

14' 6" x 11' 2" (4.42m x 3.40m)

Having uPVC double glazed window to front.

Open Plan Kitchen/Diner

9' 3" x 17' 3" (2.82m x 5.26m)

Inclusive of an attractive range of wall and base units with butchers block work surfaces, sink and drainer unit with flexi hose mixer tap, four ring induction hob with splash screen and extractor hood over, electric oven and grill, inset down lights, fitted fridge/freezer and dishwasher, dual aspect with uPVC double glazed windows to side and rear. Other benefits include uPVC double glazed patio doors to the private rear garden, space and plumbing for appliances and finished in timber effect LVT flooring.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to three good sized bedroom and the family bathroom and having a loft hatch.

Bedroom One

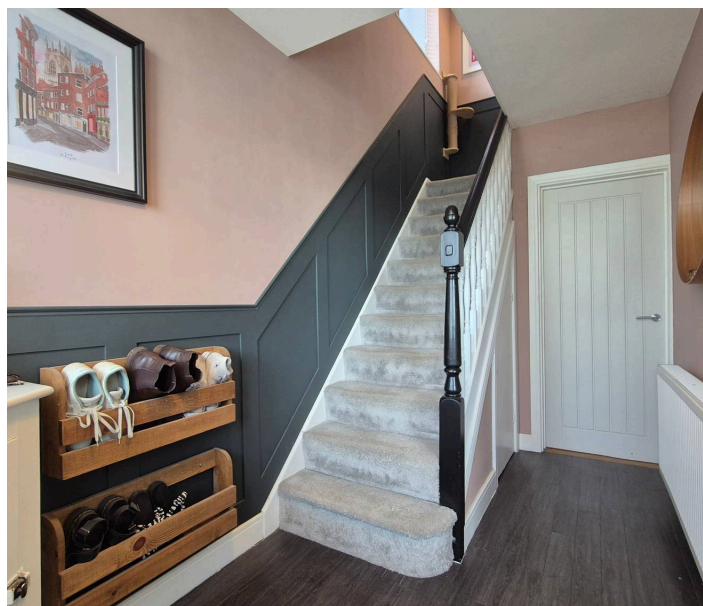
11' 7" x 10' 0" (3.53m x 3.05m)

Having uPVC double glazed window to front.

Bedroom Two

12' 0" x 11' 2" (3.66m x 3.40m)

Having timber effect laminate flooring, uPVC double glazed window to rear and housing the gas fired central heating boiler.



Bedroom Three

8' 3" x 7' 1" (2.52m x 2.16m)

Having uPVC double glazed window to front.

Family Bathroom

6' 7" x 5' 6" (2.01m x 1.68m)

This three piece suite comprises a low level push button w.c, wall mounted wash hand basin with mono bloc mixer tap, panelled bath with splash screen and thermostatic waterfall shower over, chrome heated towel rail, ceramic tiled flooring, tiling to splash prone areas, extractor fan and an opaque uPVC double glazed window to rear.

Rear Garden

An expansive area of timber decking complemented by a well maintained lawn, a further raised area of timber decked patio area facilitated by an external power point and wall lighting. Also enjoying side and rear gated access and host of mature shrubs.

Front Garden

A well maintained lawn bisected by a paved walkway edged with stone shingling and bark chip giving way to the front door.

GARAGE EN BLOC

1 Parking Space

OFF STREET

1 Parking Space

Off road parking located in front of the garage.

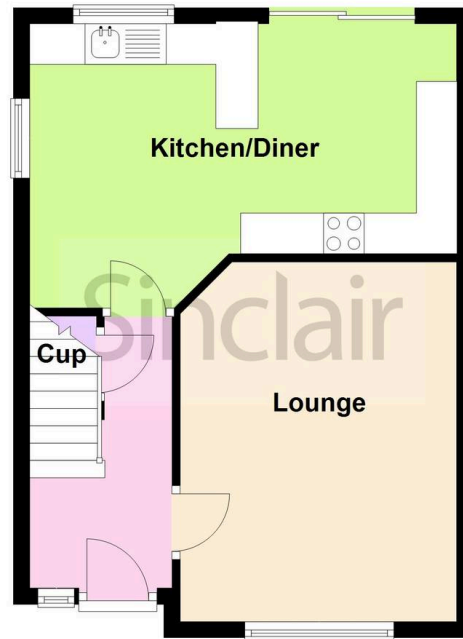






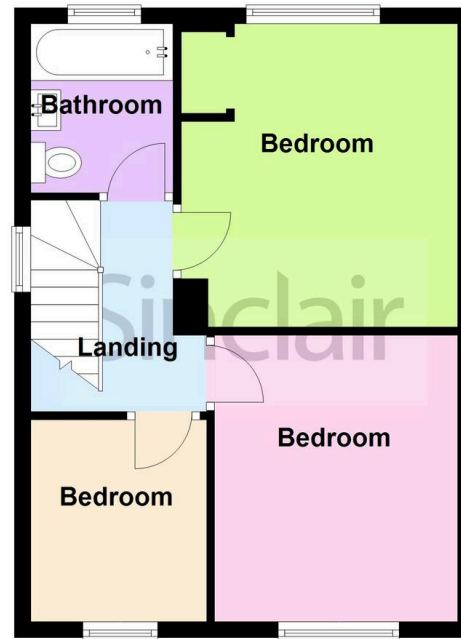
Ground Floor

Approx. 38.0 sq. metres (409.1 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.3 sq. feet)





Sinclair Estate Agents

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

01530 838338

coalville@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

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