



29 Rosslyn Road, Whitwick

£230,000

29 Rosslyn Road

Whitwick, Coalville

SITUATED IN THE POPULAR VILLAGE OF WHITWICK THIS THREE BEDROOM SEMI DETACHED FAMILY HOME COMPRISES 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.

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Three Bedrooms
- Lounge & Dining Room
- Private Rear Garden onto Woodlands
- Double Glazed & 2026 Boiler
- Further Scope for Improvement
- Driveway & Single Garage



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

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

Dining Room

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

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

Kitchen

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

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, radiator 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

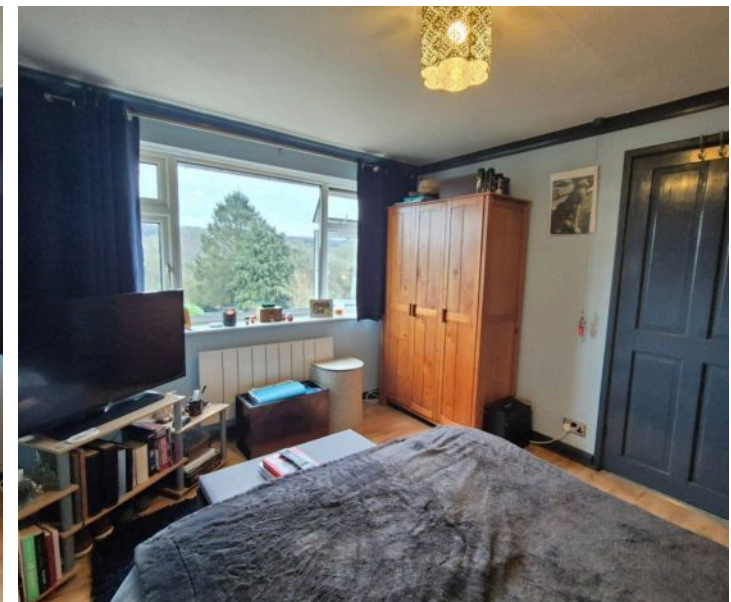
Has light and power supply with side courtesy door and single glazed side window.

Driveway

Is tarmacadam providing off road parking for multiple vehicles.

Front Garden

Is laid to lawn with paved pathways to front door.





Ground Floor



First Floor





Sinclair Estate Agents

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

01530 838338

coalville@sinclairestateagents.co.uk

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.