

# Sinclair



19 Carter Dale, Whitwick

£315,000

# 19 Carter Dale

Whitwick

A BEAUTIFULLY APPOINTED AND MODERN THREE BEDROOM DETACHED BUNGALOW located in a desirable part of Whitwick. The contemporary accommodation briefly comprises entrance hall, lounge, modern kitchen, inner hall, four piece family bathroom, three bedrooms and a conservatory. Externally the property offers a beautifully landscaped garden to the rear with double gated access from the front driveway offering ample off road parking.

Council Tax band: C

Tenure: Freehold

- Three Bedrooms
- Detached Bungalow
- Conservatory
- Four Piece Family Bathroom
- Landscaped Private Rear Garden
- Off Road Parking



### Entrance Hall

Entered through a uPVC front door with a storage cupboard, access to bedroom one and the living room and two uPVC double glazed windows to the front.

### Lounge

10' 9" x 16' 4" (3.28m x 4.98m)

Enjoying a dual aspect with two uPVC double glazed windows to the front and side, radiator, coving, timber effect laminate flooring accessing the hallway to the bedrooms, bathroom and kitchen.

### Kitchen

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

Having a range of wall and base units with a one and a half bowl sink and drainer unit with swan neck mixer tap, tiled splashbacks, rolled edge work surfaces, four ring electric hob with extractor fan above, electric oven and grill, space and plumbing for appliances, uPVC double glazed window into the conservatory with an adjacent uPVC door and tiled flooring.

### Bedroom One

9' 7" x 13' 5" (2.92m x 4.09m)

Having uPVC double glazed window to side, timber effect laminate flooring, coving and radiator.

### Bedroom Two

10' 1" x 9' 2" (3.07m x 2.79m)

Having a uPVC double glazed window to rear overlooking the garden, coving and radiator.

### Bedroom Three

7' 3" x 9' 3" (2.21m x 2.82m)

Having a uPVC double glazed window to side and radiator.



### **Bathroom**

10' 3" x 6' 2" (3.12m x 1.88m)

This four piece suite comprises a panelled bath, enclosure double shower with thermostatic shower over, pedestal wash hand basin with mixer tap, low level push button w.c, tiled flooring, partly tiled walls, uPVC double glazed window to side and extractor fan.

### **Conservatory**

Being accessed from the kitchen and having uPVC double glazed windows, French doors out to the garden and tiled flooring.

### **Rear Garden**

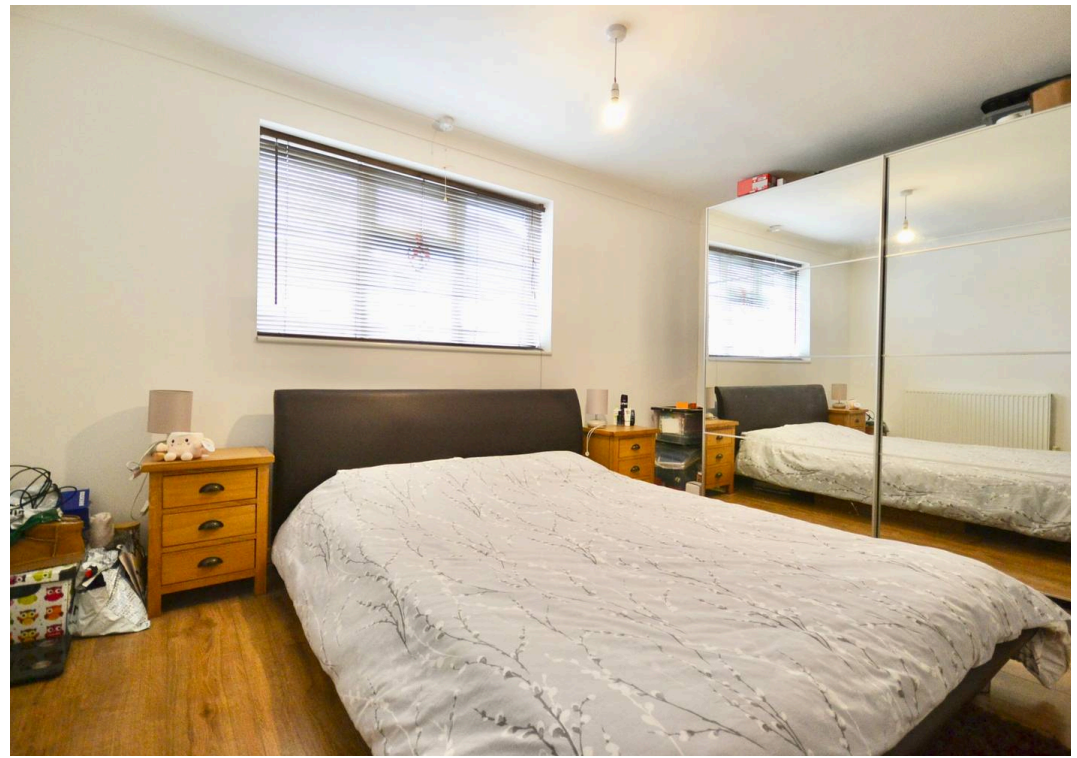
A beautifully landscaped garden with paved patio area, additional well maintained lawn to the side of the property, raised stone shingled area with paved pathway hosting a range of mature shrubs and trees with adjacent lawn area with mature trees to the rear and garden shed. The rear garden can also be accessed via double timber gates from the front into a tarmacadamed standing area.

### **Driveway**

Being tarmacadamed with block paved edging stretching to the rear of the property via double timber gates into the rear garden, offering ample off road parking for multiple vehicles.













Ground Floor





## Sinclair Estate Agents

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