

Sinclair



35 Temple Hill, Whitwick

£297,500

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Whitwick

THIS EXTENDED THREE BEDROOM SEMI DETACHED BUNGALOW OFFERED WITH NO UPWARD CHAIN and occupying a sort after location within the popular village of Whitwick comes to the market offering a wealth of internal accommodation. In brief, the property benefits from an entrance porch which gives way to an entrance hall, three double bedrooms, extended four piece bathroom, extended kitchen, conservatory and lounge, which enjoys an inglenook fireplace with log burner. Externally, the property benefits from ample off road parking to front with a good sized rear garden, which hosts both a timber cabin and summerhouse respectively. Early inspection comes highly advised in order to avoid disappointment.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Extended Semi Detached Bungalow
- No Upward Chain
- Log Cabin & Summer House
- Three Bedrooms
- Super Kitchen/Diner
- Conservatory



Entrance Porch

Entered by a composite front door and having vinyl flooring and inset downlights.

Entrance Hall

Providing a loft hatch, airing cupboard and having timber effect laminate flooring.

Bedroom One

12' 7" x 12' 5" (3.84m x 3.78m)

Having a uPVC double glazed bay window to front, two double fitted wardrobes and a focal fireplace (not in use) comprising a brick surround currently used for storage.

Bedroom Two

12' 0" x 10' 6" (3.66m x 3.20m)

Having a uPVC double glazed window to front.

Bedroom Three

9' 9" x 10' 5" (2.97m x 3.18m)

Having a uPVC double glazed window to rear.

Family Bathroom

11' 2" x 7' 6" (3.40m x 2.29m)

This four piece suite comprises a low level w.c, corner shower enclosure with thermostatic mixer jet functionality, vanity wash hand basin with mono bloc mixer tap, roll top bath with telephone style mixer shower tap and a column radiator. Other benefits include ceramic tiled flooring and walls, inset downlights, a chrome heated towel rail and an opaque uPVC double glazed window to rear.



Kitchen/Diner

20' 9" x 10' 2" (6.32m x 3.10m)

Inclusive of an attractive range of wall and base units with complimentary butchers block work surfaces, a one and a half bowl sink and drainer unit with flexi hose mixer tap, electric oven, four ring gas hob, tiled splashbacks, inset downlights and having space and plumbing for appliances. The kitchen enjoys natural light via eight skylights, uPVC double glazed window to side and further uPVC French doors accessing the rear garden and provides coving, timber effect laminate flooring, wall lighting and vaulted ceiling.

Conservatory

9' 3" x 10' 3" (2.82m x 3.12m)

Being a uPVC double glazed construction and enjoying solid timber flooring.

Lounge

18' 0" x 15' 9" (5.49m x 4.80m)

Having two doubled glaze windows to front bisected by a log burner within an inglenook hearth and featuring column radiators and uPVC double glazed French doors with adjacent uPVC double glazed windows to either side.

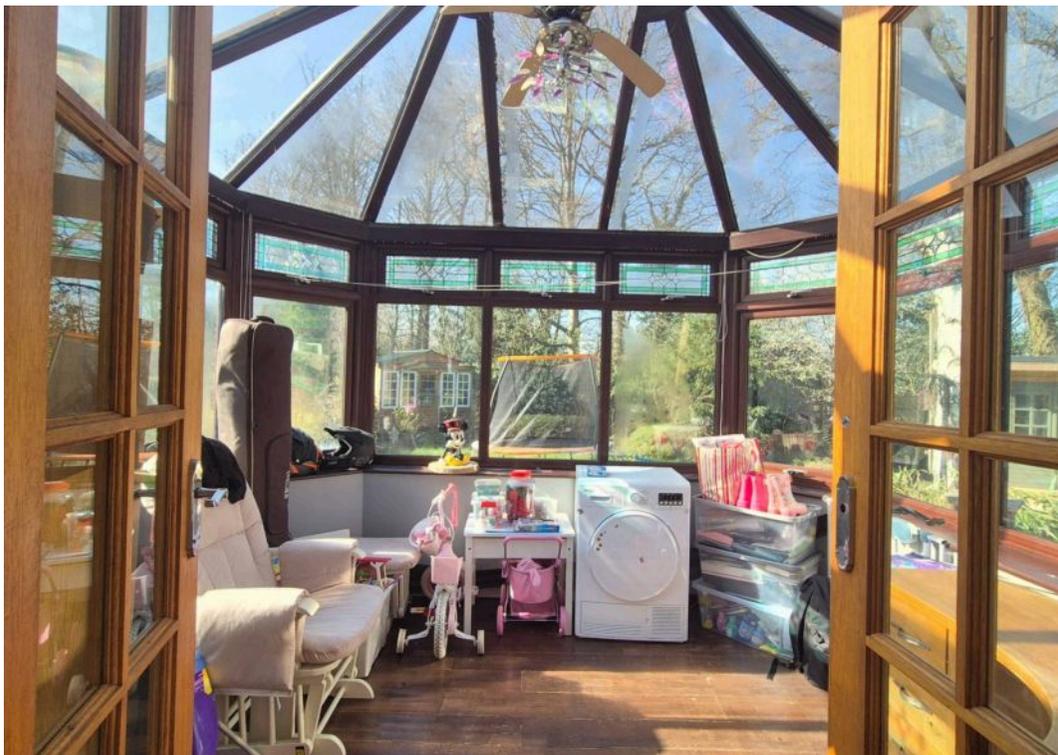
Rear Garden

Enjoying a sunny aspect, the rear garden benefits from a block paved patio area, lawn which is surrounded by timber close board fence panelling and box hedging and provides a range of shrubs, timber cabin and summerhouse.

Driveway

Having a block paved driveway offering off road parking for multiple vehicles, partially surrounded by a dwarf brick wall and wrought iron fence whilst leading to the front door and rear garden via a side gate.







Ground Floor





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