



118 Hermitage Road
Whitwick, Coalville, LE67 5EG

Guide price £250,000

3 1 2



Brief Description

Placed on Hermitage Road in the popular village of Whitwick, this three-bedroom detached house presents a **REMARKABLE OPPORTUNITY** for those with a vision. Although the property requires full renovation, it boasts a substantial 0.4 acrea plot that overlooks the picturesque **WHITWICK LAKES**, offering a serene backdrop for your future home.

As you enter, you are welcomed by an inviting **ENTRANCE PORCH** adorned with tiled flooring and **STAINED GLASS** windows, leading into the entrance hall through a beautifully crafted stained glass door. The hall features stairs ascending to the first floor and built-in storage.

The **LIVING ROOM** is a delightful space, enhanced by a bay window, along with rear access doors that lead to the garden. The room is further complemented by wall-mounted lights, a picture rail, decorative ceiling coving, and a **PERIOD FIREPLACE** housing an electric fire. Adjacent to this is a separate **DINING ROOM**, which also showcases ceiling coving and a feature fireplace with a gas fire.

The **KITCHEN**, while in need of modernisation, retains some **CHARMING PERIOD** built-in storage and features a fireplace with a **WOOD-BURNING STOVE**, tiled flooring, and a tiled splashback. A separate **UTILITY ROOM** provides additional space for appliances, while a rear lobby grants access to the expansive garden and a convenient ground floor WC.

Ascending the **PERIOD TWIST AND TURN** staircase to the first floor, you will find three **WELL-PROPORTIONED BEDROOMS**. The master bedroom features a bay window with **LOVELY VIEWS** over the rear, along with a period fireplace and picture rail. The **FAMILY BATHROOM** completes this level, offering a three-piece suite with period tiled walls.

Externally, the property is framed by a **FRONT GARDEN** with mature trees, and a tarmac and paved **DRIVEWAY** provides off-road parking. The rear garden is a **SUBSTANTIAL**, although currently overgrown and in need of significant attention, it presents a fabulous **PLOT WITH IMMENSE POTENTIAL**.





ON THE GROUND FLOOR

Entrance Porch

Entrance Hall

Living Room
13'10" x 11'4" (4.22m x 3.45m)

Dining Room
11'8" x 11'6" (3.56m x 3.51m)

Kitchen
8'8" x 11'6" (2.64m x 3.51m)

Utility Room
6'8" x 6'1" (2.03m x 1.85m)

Rear Lobby

Ground Floor WC

ON THE FIRST FLOOR

Landing

Bedroom 1
16'5" x 11'4" (5.00m x 3.45m)

Bedroom 2
11'9" x 11'6" (3.58m x 3.51m)

Bedroom 3
8'9" x 8'5" (2.67m x 2.57m)

Family Bathroom

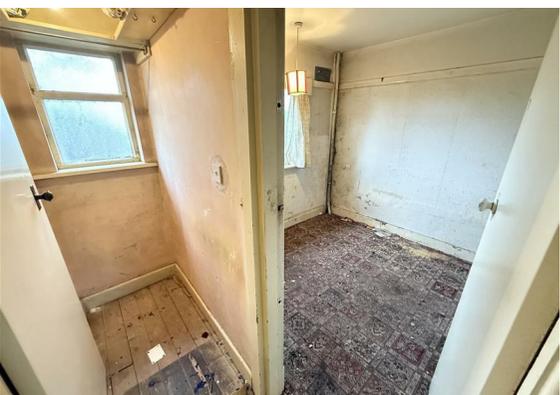
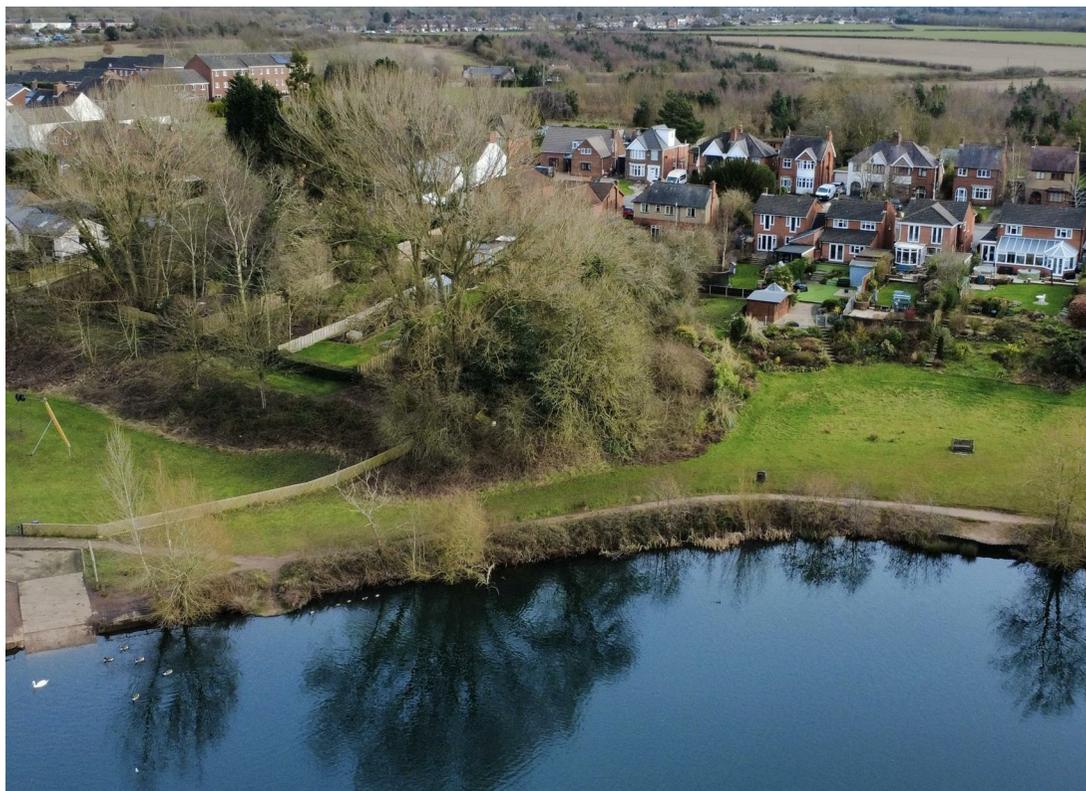
ON THE OUTSIDE

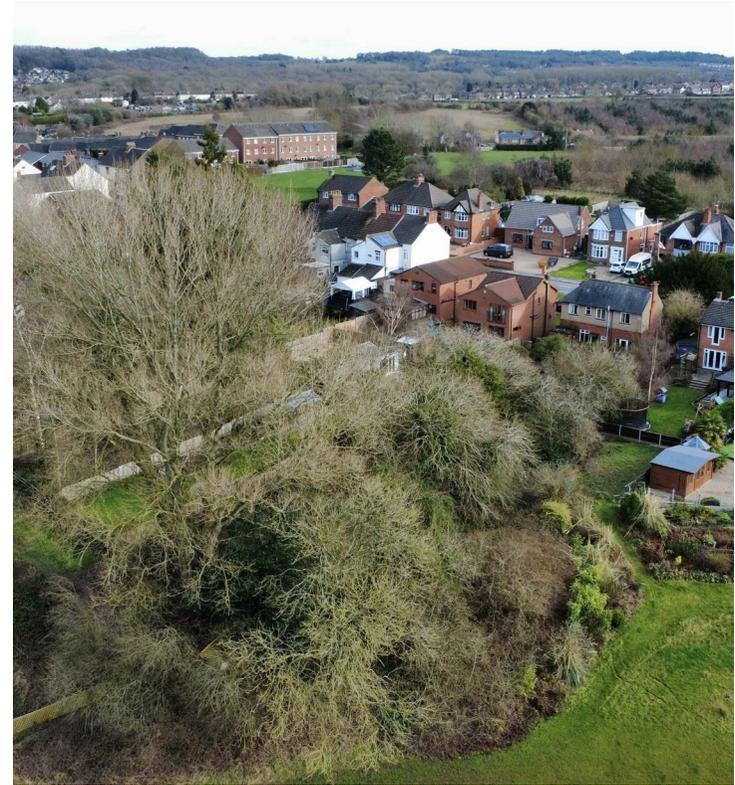
Front Garden

Driveway

Substantial Rear Garden Plot









Floor Plan



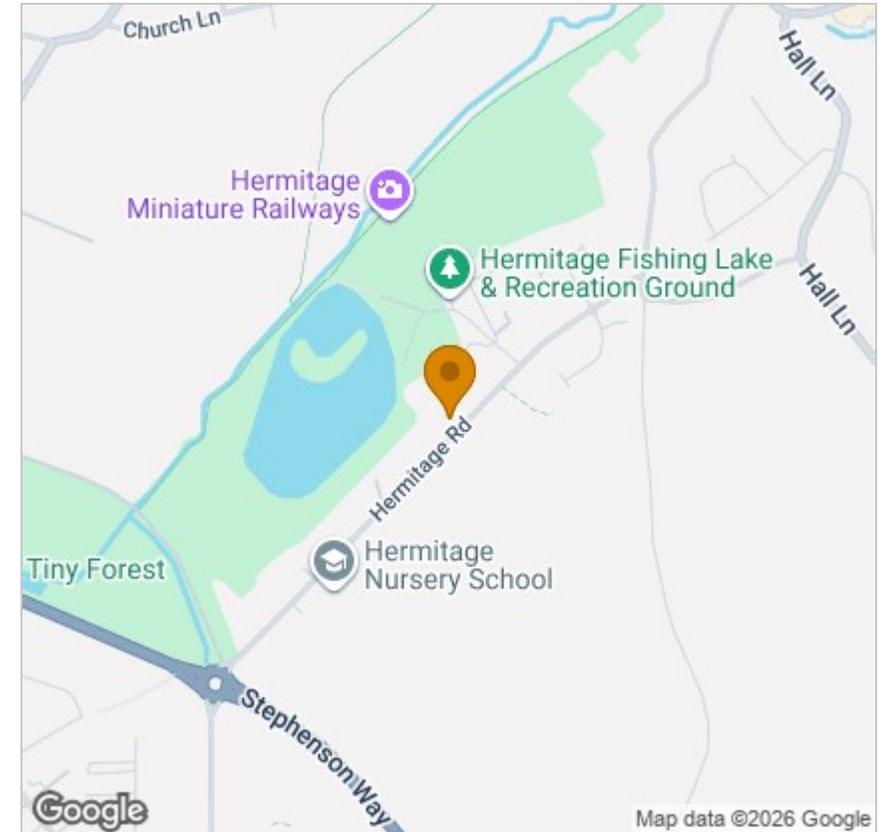
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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2-4 North Street, Whitwick, Coalville, Leicestershire, LE67 5HA
Tel: 01530 682886 Email: sales@maynardestates.co.uk maynardestates.co.uk

Area Map



Energy Efficiency Graph

