



Sinclair

29 Rosslyn Road, Whitwick, Leicestershire, LE67 5PU

£230,000

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Three Bedrooms
- Private Rear Garden onto Woodlands
- Further Scope for Improvement
- Council Tax Band*: B
- Lounge & Dining Room
- Double Glazed & 2026 Boiler
- Driveway & Single Garage
- Price: £230,000

Overview

SITUATED IN THE POPULAR VILLAGE OF WHITWICK THIS THREE BEDROOM SEMI DETACHED FAMILY HOME COMPRISSES 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. EPC RATING D.

Location**

The village of Whitwick is one of North West Leicestershire's best kept secrets as it borders the renowned Charnwood Forest and some of the county's most scenic countryside. It has a selection of public houses, the Hermitage Leisure Centre featuring a nine hole golf course and fishing lake, two primary schools, park, post office, shops, a supermarket and several churches. As well as bordering Charnwood, Whitwick is also home to Holly Hayes wood, Gracedieu woods and High Cademan which all provide attractive countryside walks and wildlife. An old winding wheel can still be seen at the foot of Leicester Road, erected as a monument to Whitwick's mining past following the closure of the colliery. Nearest Airport: East Midlands (10.4 miles) Nearest Train Station: Loughborough (8.8 miles) Nearest Town: Coalville (1.4 miles) Nearest Motorway Access: M1 (J23) A/M42 (J13)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



Detailed Accommodation

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

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

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

Dining Room

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

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

Kitchen

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

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 to rear, a radiator, a chrome heated towel rail 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

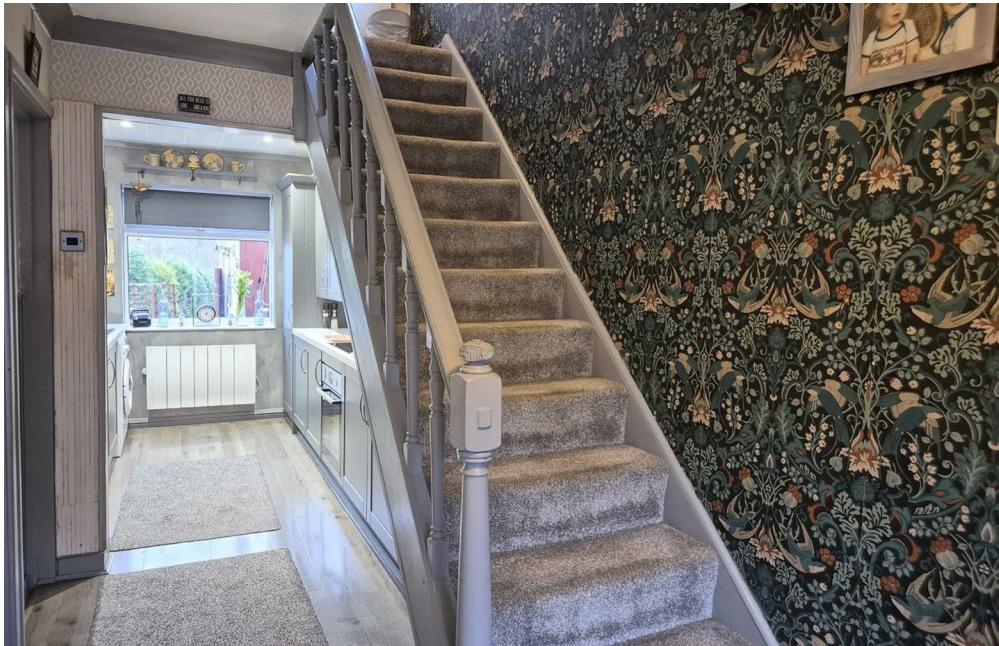
Has light and power supply with side courtesy door and single glazed side window.

Driveway

Is tarmacadam providing off road parking for multiple vehicles.

Front Garden

Is laid to lawn with paved pathways to front door.



29 Rosslyn Road, Whitwick, Leicestershire, LE67 5PU

Sinclair



29 Rosslyn Road, Whitwick, Leicestershire, LE67 5PU

Sinclair



29 Rosslyn Road, Whitwick, Leicestershire, LE67 5PU

Sinclair



29 Rosslyn Road, Whitwick, Leicestershire, LE67 5PU

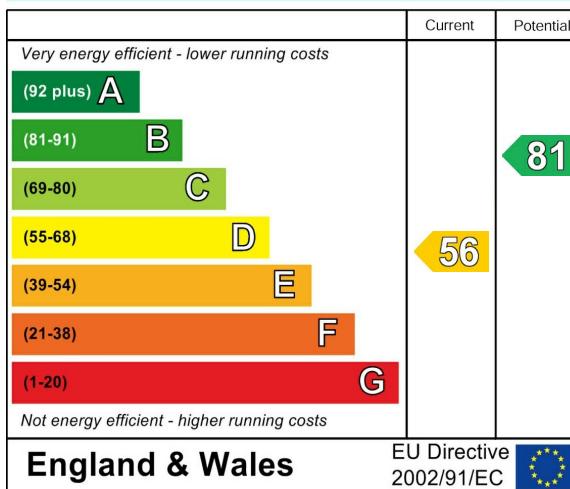
Sinclair



29 Rosslyn Road, Whitwick, Leicestershire, LE67 5PU

Sinclair

Energy Efficiency Rating



Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

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, Homesearch, Gov.uk and information provided and verified by our vendors.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Referral Fee Disclosure

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Sinclair

Thinking of Selling?
For a free valuation of your property with no obligation
call Sinclair on 01530 838338



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk