



22, City Of Three Waters, Whitwick, Leicestershire, LE67 5AH

HOWKINS &
HARRISON

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Whitwick,
Leicestershire, LE67 5AH

Guide Price: £165,000

A charming extended two-bedroom stone-fronted cottage offering characterful accommodation, a particularly generous rear garden and an attractive position within the heart of Whitwick.

The property is arranged over two floors with a comfortable living room, fitted kitchen and ground-floor shower room, while upstairs are two well-proportioned bedrooms. Externally, the property is complemented by an unusually long rear garden, with patio and lawned areas providing excellent outdoor space and considerable scope for a buyer to make their own.

With its traditional stone façade, practical layout and appealing village setting close to local amenities and surrounding green space, this is an ideal opportunity for first-time buyers, downsizers or investors seeking a character home in a well-established Leicestershire location.

Offered with no upward chain.



Location

Whitwick is a well-established village in North West Leicestershire, offering a good range of local amenities together with convenient access to nearby Coalville for a wider selection of shops, services and leisure facilities. The village is well served by local schooling and recreational facilities, while surrounding countryside and woodland provide plenty of opportunities for walking and outdoor pursuits. Road links are also convenient, with access to the A511 providing connections towards Ashby-de-la-Zouch, Coalville, Leicester and the wider Midlands road network. The M1 and A42/M42 are within a short distance, making this an ideal location for commuters.



Accommodation Details

The front door opens directly into the living room, a characterful reception space with exposed ceiling beams, a front-facing window and a brick fireplace with inset stove. From here, an inner doorway leads through to the rear of the property, where the kitchen is fitted with a range of wall and base units, work surfaces, appliance space and a window overlooking the garden. A door provides access outside, while the adjoining shower room is fitted with a shower enclosure, WC and wash hand basin. There is also useful built-in storage positioned under the staircase.

Stairs rise to the first floor, where the accommodation comprises two bedrooms. Bedroom one is positioned to the front and benefits from fitted wardrobes, while bedroom two sits to the rear and enjoys a pleasant outlook over the garden. Both rooms are served by the central landing, completing the practical two-bedroom layout.

Outside

To the rear, the property enjoys a particularly generous garden extending well beyond the house and offering a mix of patio, lawn and further garden areas. Immediately outside is a paved seating space, leading onto a lawn with pathways and steps rising through the plot. Beyond this, the garden continues to a larger open section with additional lawned space, sheds and established boundaries. There is also rear pedestrian access, providing a practical route for bins, deliveries and general garden access without needing to pass through the property.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)
Council Tax Band - A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	86 B

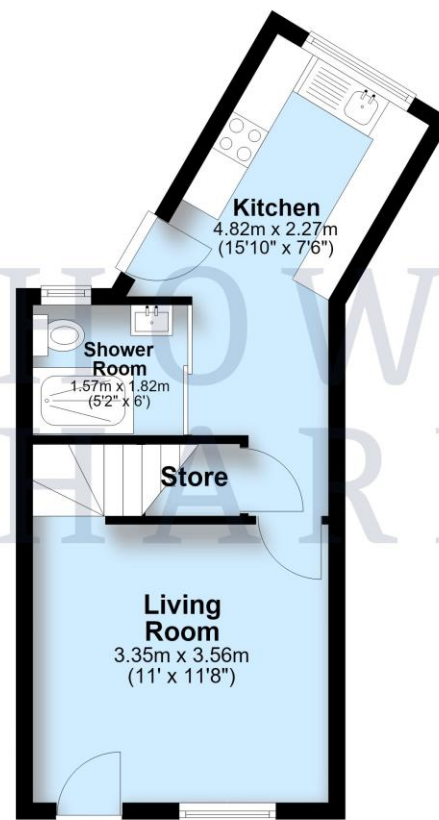
Howkins & Harrison

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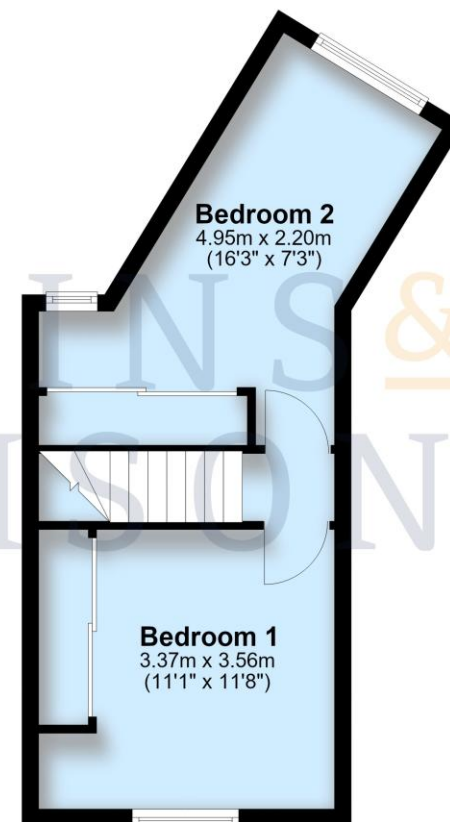
Ground Floor

Approx. 28.1 sq. metres (302.0 sq. feet)



First Floor

Approx. 28.6 sq. metres (308.1 sq. feet)



Total area: approx. 56.7 sq. metres (610.1 sq. feet)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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