

Sinclair



33 Grove Road, Whitwick

£210,000

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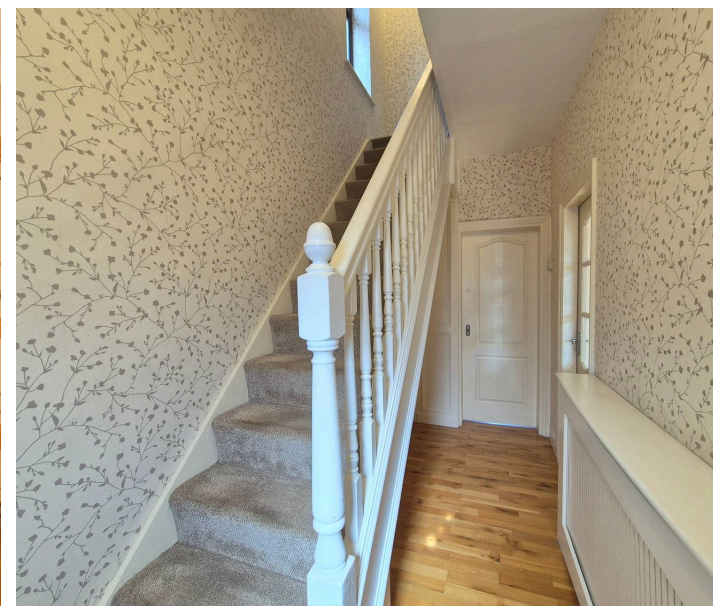
Whitwick

OFFERED WITH NO UPWARD CHAIN This TWO DOUBLE BEDROOM SEMI DETACHED HOME comes to the market being recently modernised and occupying a sort after cul-de-sac location within the popular commuter village of Whitwick having enjoyed an extension to the rear, a larger than average sunny aspect rear garden and traditional features throughout. Comprising an entrance hall, lounge, kitchen/diner and open plan family room to the ground floor with stairs rise into the first floor landing offering a shower room and two double bedrooms.

Council Tax band: B

Tenure: Freehold

- Extended
- Two Double Bedrooms
- Semi Detached House
- Kitchen/Diner
- Cul-De-Sac
- Ideal for First Time Buyers



GROUND FLOOR

Entrance Hall

Entered via a uPVC front door and a comprising engineered timber flooring, part wall panelling, wall lighting and stairs rising into the first floor.

Lounge

13' 6" x 10' 7" (4.11m x 3.23m)

Having a uPVC double glazed bay window to front, coving, continued engineered timber flooring from the entrance hall and an open brick fireplace.

Kitchen/Diner

10' 2" x 16' 6" (3.10m x 5.03m)

Inclusive of an attractive range of wall and base units with complimentary rolled edge work surfaces, a one and a half bowl sink and drainer unit with swan neck mixer tap, four ring induction hob, double electric oven and grill whilst also benefiting from space and plumbing for appliances. Other benefits include exposed timber beams, tiling to splash prone areas, part ceramic tiled flooring and part timber effect vinyl flooring and opening into the family room.

Family Room

9' 4" x 13' 5" (2.84m x 4.09m)

Having ceramic tiled flooring, uPVC double glazed windows around and uPVC framed French doors accessing the rear garden.

FIRST FLOOR

Landing

Stairs rising to the first floor landing giveaway to two double bedrooms and the shower room and comprises uPVC double glazed window to side and loft hatch.



Bedroom One

12' 5" x 11' 0" (3.78m x 3.35m)

Having a range of fitted wardrobes with dresser unit, inset downlights and uPVC double glazed bay window to front.

Bedroom Two

12' 1" x 9' 7" (3.68m x 2.92m)

Having uPVC double glazed window to rear.

Shower Room

9' 1" x 6' 6" (2.77m x 1.98m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin and a shower enclosure with electric shower attachment whilst having coving, tiled walls, timber effect vinyl flooring and opaque uPVC double glazed window to rear and an airing cupboard housing the gas fired central heating boiler.

Front Garden

Surrounded by a dwarf brick wall with a wrought iron gate, the frontage sits adjacent to an area of stone shingling with a host of shrubs giving way to the front door.

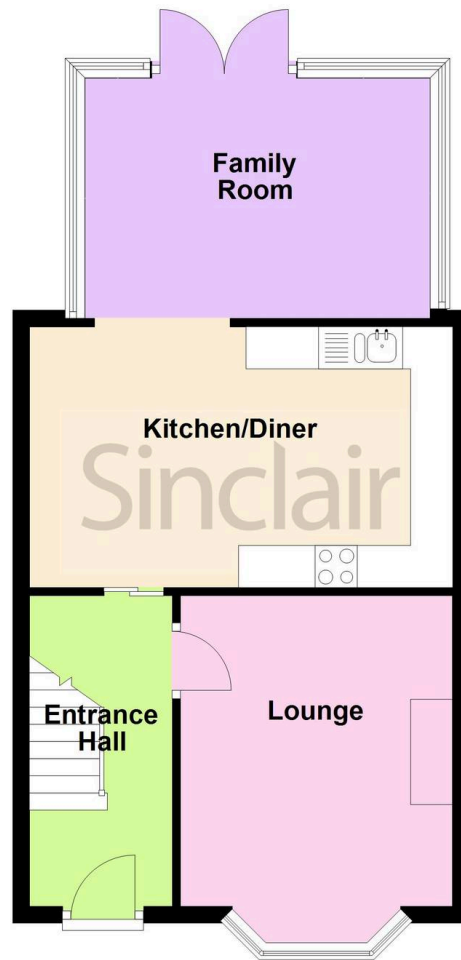
Rear Garden

Enjoying a sunny aspect, the rear garden garden benefits from a paved walkway accessing a block paved seating area surrounded by pebbling and shrubs facilitated by a side gate and water point, which in turn gives way to a sizable vegetable garden to the rear portion of the garden with a further paved patio hosting a range of trees and shrubs.

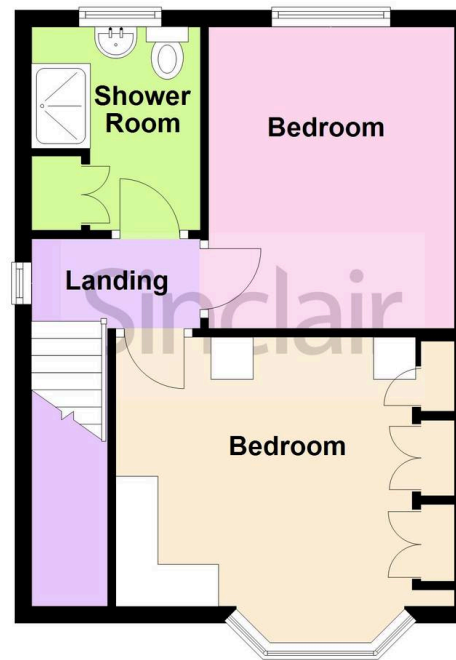


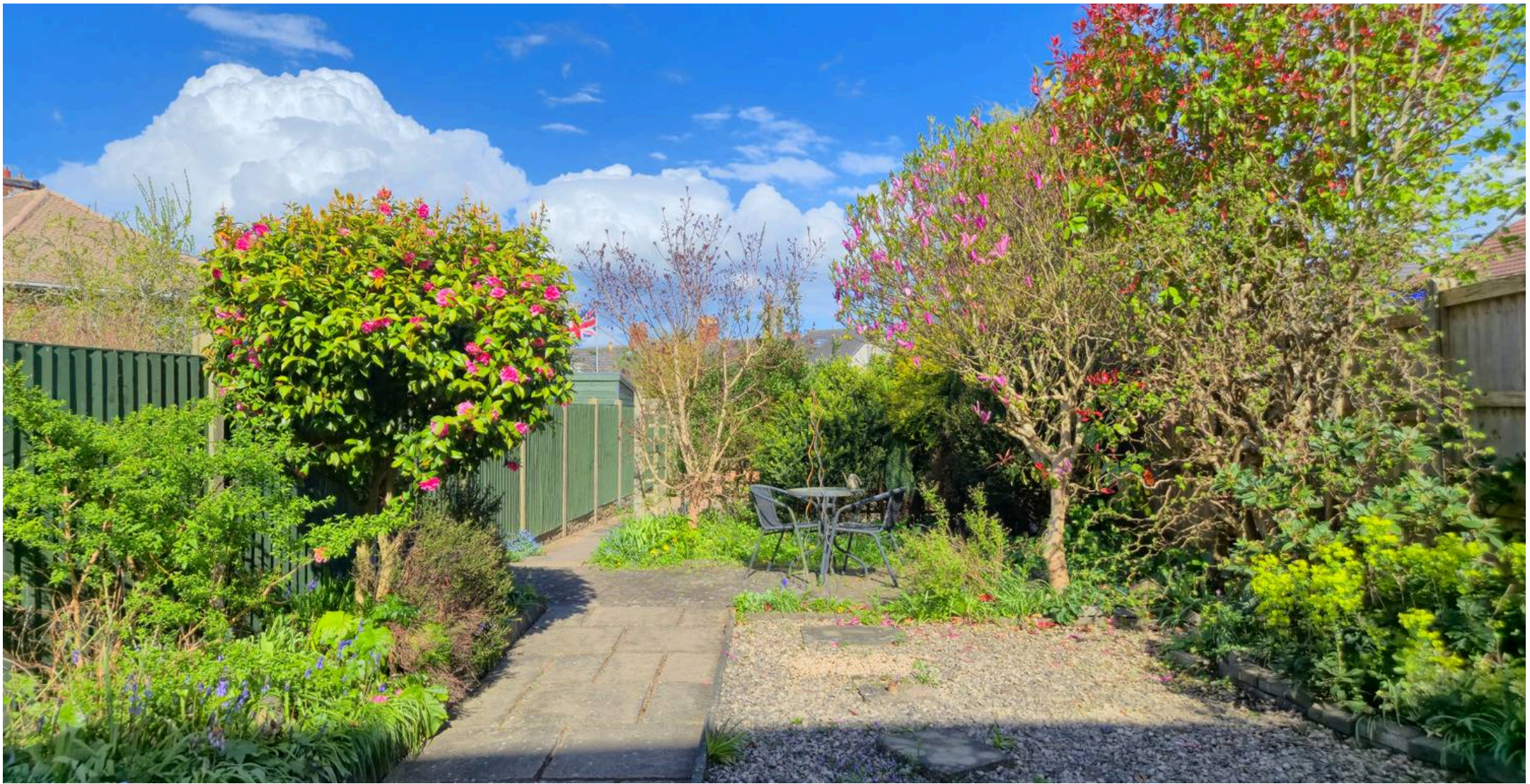


Ground Floor



First Floor





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