



Victoria Close
Whitwick Coalville



Property Description

A well-presented three bedroom semi-detached family home with off road parking to the rear and landscaped garden. The property has a gas fired central heating system, double glazing (where specified) and briefly comprises:- entrance hall, lounge opening to dining room, opening to fitted kitchen. To the first floor are two double and one single bedrooms and family bathroom with white suite. Outside the property has a low maintenance gravelled garden to the front, shared access to the side of a neighbouring property to a rear car park with allocated parking for two vehicles directly to the rear of the garden. The rear garden itself has a paved patio beyond the patio doors, lighting, outside tap. Dwarf brick retaining wall providing raised borders inset with shrubs, further paved path leading down the garden to the parking area, shaped lawn and shrub borders, large timber shed also to be included within the selling price.

Entrance

Front UPVC double glazed entrance door with inset opaque double glazed panels leading to:-

Lounge

14' 10" max inc stairs to 1st floor x 12' 4" (4.52m max inc stairs to 1st floor x 3.76m)

UPVC double glazed window to the front elevation, central heating radiator, door giving access to useful understairs store.
Wide opening to :-

Dining Room

9' 3" x 8' 5" (2.82m x 2.57m)

Having central heating radiator, UPVC double glazed sliding patio doors to the rear giving access and aspect over the rear garden.
Opening to:-

Kitchen

9' 2" x 6' (2.79m x 1.83m)

Having a range of matching base and wall units with roll edged laminated work surfaces over, single drainer stainless steel sink unit, space and plumbing for automatic washing machine, electric fan assisted oven, four burner gas hob, space for fridge freezer, vinyl floor covering, ceramic tiled splashbacks, wall mounted extractor fan, double glazed window to the rear elevation, wall mounted Worcester boiler provides the property with domestic hot water and central heating.

First Floor Landing

Having balustrade and loft access, part boarded loft area.

Bedroom One

12' 1" max measured to wardrobes x 8' 6" (3.68m max measured to wardrobes x 2.59m)
Having full range of pine fronted fitted wardrobes incorporating hanging rails and shelving, central heating radiator, UPVC double glazed window to the front elevation.

Bedroom Two

9' 2" minimum x 7' 9" (2.79m minimum x 2.36m)

Having laminate flooring central heating radiator, double glazed window to the rear giving aspect over the garden.

Bedroom Three

6' 10" x 6' 9" (2.08m x 2.06m)

Having double glazed window to the rear elevation giving aspect over the rear garden, central heating radiator.

Bathroom

Having a three piece modern white suite comprising panelled bath with a Triton electric shower over the bath, low level WC, wash hand basin fitted to deep vanity unit with storage beneath and tiled vanity shelf over, ceramic tiled splashbacks, UPVC double glazed opaque window to the rear elevation, central heating radiator, extractor fan, shaver point, non-slip floor covering.

Outside

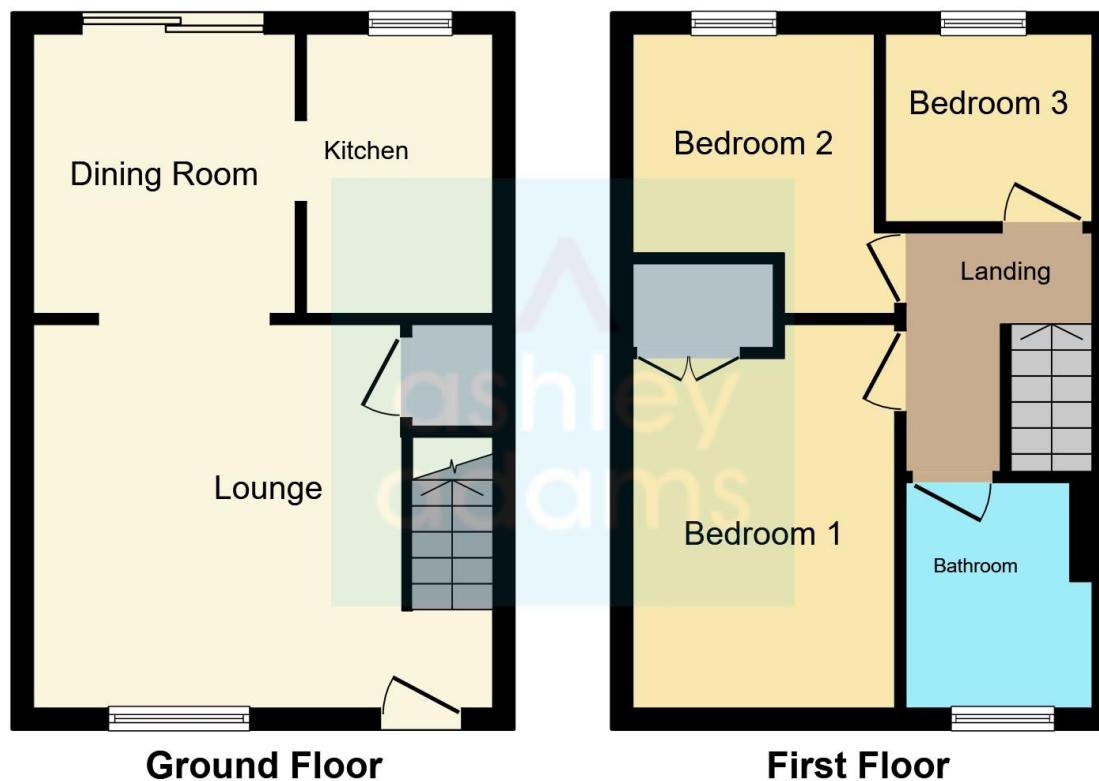
To the front of the property is a gravelled fore garden designed for ease of maintenance, covered canopy over the front door area, paved path, narrow strip of lawn to the opposite side, right of access over the tarmacked driveway to the right hand side of the property with gated shared driveway for the residents neighbouring the property leading to tarmacked parking to the rear of the garden for two tandem parked vehicles.

An opening from the parking area leads in to the rear of the garden. The rear garden has a paved patio beyond the patio doors, lighting, outside tap. Dwarf brick retaining wall providing raised borders inset with shrubs, further paved path leading down the garden to the parking area, shaped lawn and shrub borders, large timber shed also to be included within the selling price.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: MEL205375 - 0005

Tenure:Freehold EPC Rating: D Council Tax Band: B

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