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109 Talbot Street

Whitwick | LE67 5AX | Guide Price £385,000

ROYSTON
& LUND

- Guide Price: £385,000 - £400,000
- Stunning Countryside Views
- Spacious Kitchen/Dining Room
- Principle Bedroom with En-Suite
- Garden with Decking and Field Views
- Solar Panels & Car Charger
- Close to Numerous Amenities
- Council Tax: E
- EPC: C
- Leasehold





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A spacious and versatile three-bedroom detached family home in Whitwick, enjoying far-reaching countryside views to the rear. Arranged across three levels, the property offers generous living accommodation alongside solar panels, an electric vehicle charging point, a garage and a beautifully positioned rear garden.

The ground floor opens into a central entrance hall, providing access to a comfortable reception room, a separate office, utility room and WC. The office is ideal for anyone working from home, while the utility offers useful additional storage and laundry facilities. An integral garage completes this level.

Small stairs descend to the lower-ground floor, where the spacious kitchen and dining room forms the heart of the home. Fitted with a range of contemporary units, integrated appliances and a large central island with seating, the room offers plenty of space for both family dining and entertaining. Rooflights and windows allow natural light to fill the space, while a door opens onto the garden and takes full advantage of the surrounding outlook. An adjoining reception room provides a flexible additional living area, ideal as a snug, playroom or formal dining room.

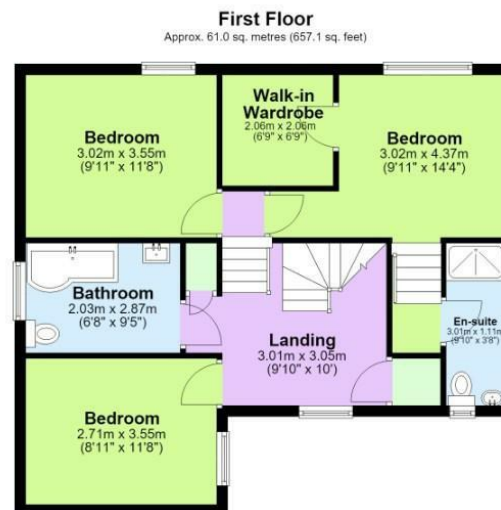
The first floor is split over two levels. Three well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from its own en-suite and a walk-in wardrobe.

Externally, the property features an elevated decked seating area overlooking the rear garden and the stunning open views beyond. Steps lead down to a generous lawn, creating an excellent space for children, gardening and outdoor entertaining. To the front, there is off-road parking, access to the garage and an electric car charging point. Solar panels provide an additional energy-efficient feature.

For more information: https://reports.sprift.com/property-report/?access_report_id=5580613

Leasehold





Total area: approx. 164.9 sq. metres (1775.3 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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