

Sinclair

Sinclair
01530 838338
FOR SALE

221 Brooks Lane, Whitwick

In Excess of £215,000

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Whitwick

This THREE DOUBLE BEDROOM END TERRACE FAMILY HOME set over THREE STOREYS courtesy of a LOFT CONVERSION comes to the market having been significantly upgraded and boasts a wonderfully cosy atmosphere with sympathetic characterful features throughout. At a glance the property comprises lounge, dining room and extended kitchen to the ground floor with stairs rising to the first floor landing giving way to two double bedrooms and a family bathroom with further stairs rising to the third double bedroom. Externally, the property benefits from a private garden to rear and small courtyard to the front. Early viewings come highly advised. EPC RATING F.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Lounge & Dining Room
- Three Double Bedrooms
- Private Rear Garden
- Loft Conversion
- Log Burners
- Extended Kitchen



GROUND FLOOR

Lounge

15' 3" x 13' 9" (4.65m x 4.19m)

Entered via a uPVC double glazed front door and enjoying a log burner on at slate hearth with brick surround and complemented by exposed timber beams, uPVC double glazed window to front, timber effect laminate flooring.

Dining Room

12' 1" x 13' 9" (3.68m x 4.19m)

Enjoying uPVC double glazed window to rear, timber effect laminate flooring, exposed timber beams, open set of stairs ascending the first floor and featuring a log burner on a slate hearth with brick surround.

Extended Kitchen

15' 4" x 8' 1" (4.67m x 2.46m)

Enjoying an attractive range of wall and base units with complementary butchers block work surfaces and having space and plumbing for appliances, space for cooker with filtration hood over, one-and-a-half bowl porcelain sink and drainer with flexi hose mixer tap, tile effect vinyl flooring, 2024 installed Worcester Bosch combination boiler, uPVC double glazed door accessing the rear garden and featuring a dual aspect with uPVC double glazed windows to side and rear.



FIRST FLOOR

Landing

Stairs rising to the first floor landing provides access to two double bedrooms, family bathroom and the second floor respectively.

Bedroom One

12' 0" x 16' 3" (3.66m x 4.95m)

Enjoying a exposed timber floor and having uPVC double glazed window to front.



Bedroom Two

11' 9" x 10' 4" (3.58m x 3.15m)

Having access to over stairs storage and uPVC double glazed window to rear.

Family Bathroom

10' 8" x 7' 8" (3.25m x 2.34m)

This three piece suite comprises a roll top bath with swan neck mixer tap and thermostatic mixer shower over, vanity wash hand basin with mono bloc mixer tap, low level push button w.c, opaque uPVC double glazed window to rear, airing cupboard and tiled effect vinyl flooring.

SECOND FLOOR

Bedroom Three

12' 2" x 15' 2" (3.71m x 4.62m)

Enjoying tow timber framed double glazed Velux windows to front and timber effect laminate flooring.

OUTSIDE

Private Rear Garden

Having side gated access and having paved patio area edged with stone shingling and surrounded by timber close board fencing giving way to a well maintained lawn which in turn is partly surround by timber close board fencing and box hedging with access to a raised timber framed decked patio area facilitated by a garden shed and water point.

Front

A dwarf brick wall partitions the front courtyard which in turn grants access to the front door beneath a canopy porch.



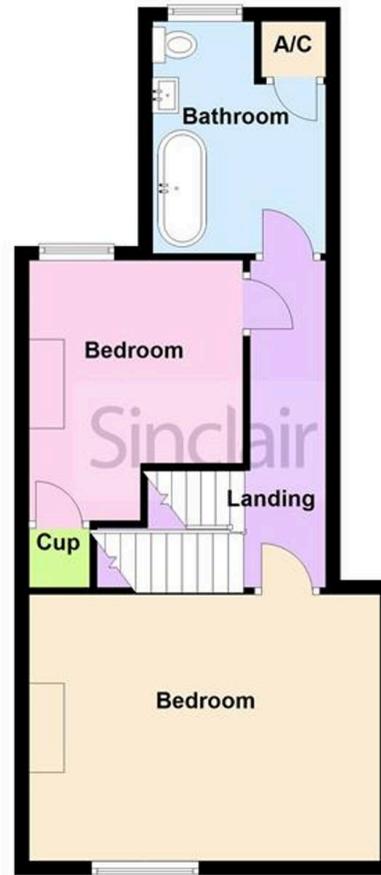




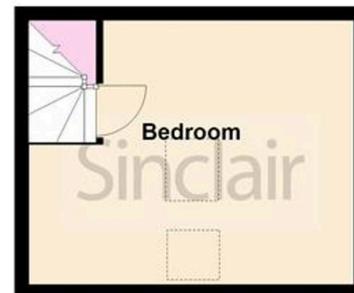
Ground Floor



First Floor



Second Floor





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