

Sinclair



217 Church Lane, Whitwick, Leicestershire, LE67 5DP

01530 838338 sinclairestateagents.co.uk

Offers In The Region Of
£350,000

Property at a glance

- Open Day 9th February 11am - 2.00pm
- Contemporary Bathroom & En-Suite
- Large Driveway & Detached Garage
- Council Tax Band*: E
- Stunning Living/Dining Kitchen
- Study, Playroom, Utility & Wc
- Large South Facing Rear Garden
- Price: £350,000

Overview

** AN INSPECTION OF THIS HOME COMES HIGHLY ADVISED IN ORDER TO FULLY APPRECIATE THE EXTENDED ACCOMMODATION WHICH INCORPORATES A STUNNING OPEN PLAN KITCHEN/LIVING AND DINING AREA IDEAL FOR ANY LARGE FAMILY OVERLOOKING THE LARGE SOUTH FACING REAR GARDEN PLOT. EPC RATING D. The remainder of the ground floor includes a utility room, ground floor Wc, study and snug/playroom. Stairs to the first floor offer four double bedrooms, three with fitted wardrobes and a master bedroom with contemporary three piece en-suite. The first floor is concluded by a modern three piece family bathroom suite. Externally the large rear garden plot benefits from a south facing orientation offering the ideal outside space for any large family with views to the rear. The large driveway to the front of the property provides off road parking for multiple vehicles in addition to a side driveway leading to a detached single garage. Additional benefits include double glazing and gas central heating.

Location**

The village of Whitwick is one of North West Leicestershire's best kept secrets as it borders the renowned Charnwood Forest and some of the county's most scenic countryside. It has a selection of public houses, the Hermitage Leisure Centre featuring a nine hole golf course and fishing lake, two primary schools, park, post office, shops, a supermarket and several churches. As well as bordering Charnwood, Whitwick is also home to Holly Hayes wood, Gracedieu woods and High Cademan which all provide attractive countryside walks and wildlife. An old winding wheel can still be seen at the foot of Leicester Road, erected as a monument to Whitwick's mining past following the closure of the colliery. Nearest Airport: East Midlands (10.4miles) Nearest Train Station: Loughborough (8.8 miles) Nearest Town: Coalville (1.4 miles) Nearest Motorway



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor
Approx. 74.6 sq. metres (802.5 sq. feet)



First Floor
Approx. 61.7 sq. metres (664.2 sq. feet)



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GROUND FLOOR

Entrance Hall

Has double glazed access door, tiled floor with underfloor heating, stairs rising to the first floor and access to...

Cloakroom/Wc

Consisting of Wc, wash hand basin, part tiled walls, underfloor heating, double glazed opaque window and vanity unit.

Snug/Playroom

10'4" x 11'8" (3.15m x 3.56m)

With tiled flooring with underfloor heating and a double glazed window with fitted Venetian blind.

Study

8'0" x 8'5" (2.44m x 2.57m)

Having double glazed window with fitted Venetian blind and radiator.

Open Plan Kitchen/Diner/Family Room

31'2" x 10'3" x 14'9" x 21'8" (9.50m x 3.12m x 4.50m x 6.60m)

Kitchen Area

Having a range of modern wall and base white gloss units with Silestone worktop, integrated dishwasher, inset sink with drainer and mixer tap, central island and breakfast bar, tiled flooring with underfloor heating and feature tiled splashback, Stove double oven and grill with slow cooker and warming drawer with seven ring gas hob (subject to negotiation) along with a wall mounted AEG extractor hood.

Dining Area

Having vaulted ceilings, two double glazed skylights and double glazed bi-folding doors opening out and giving views over the rear garden.

Living Area

Has double glazed French doors giving views and access to the rear garden, feature fireplace housing multi fuel burning stove, wall mounted lights and TV point.

Utility Room

9'1" x 4'4" (2.77m x 1.32m)

Having a range of wall and base units with Caesar stone worktop, tiled flooring with underfloor heating and space and plumbing for appliances with concealed Logic boiler.

FIRST FLOOR

Landing

With access to airing cupboard and loft access.

Master Bedroom

14'9" reducing to 10'10" x 12'2" (4.50m reducing to 3.30m x 3.71m)

With double glazed window to the rear elevation, radiator and TV point.

En-Suite

Comprising a modern shower room suite consisting of double shower unit with Wc and wash hand basin in vanity unit, part tiled walls, tiled flooring, heated towel rail, ceiling spotlights and extractor fan.

Bedroom Two

14'10" x 9'3" (4.52m x 2.82m)

Having double glazed window to the rear elevation, radiator and His-n-Her built in wardrobes.

Bedroom Three

10'7" x 10'5" (3.23m x 3.18m)

Having double glazed window, radiator, ceiling coving, built in wardrobes with hanging and overhead storage.

Bedroom Four

10'5" x 9'1" (3.18m x 2.77m)

With double glazed window, radiator, ceiling coving, built in wardrobes with hanging rail and overhead storage.

Family Bathroom

Has a three piece white suite comprising panelled bath with central mixer tap and overhead shower, Wc and wash hand basin, partly tiled walls, tiled flooring, radiator, double glazed opaque window and extractor fan.

OUTSIDE

Rear Garden

The south facing rear garden continues to impress and offers a combination of paved patios with iron railing and gate accessing a large laid to lawn area, planted borders and all within enclosed fenced boundary with side gated access.

Driveway

The block paved driveway provides off road parking for multiple vehicles.

Side Driveway

Provides access to the single garage.

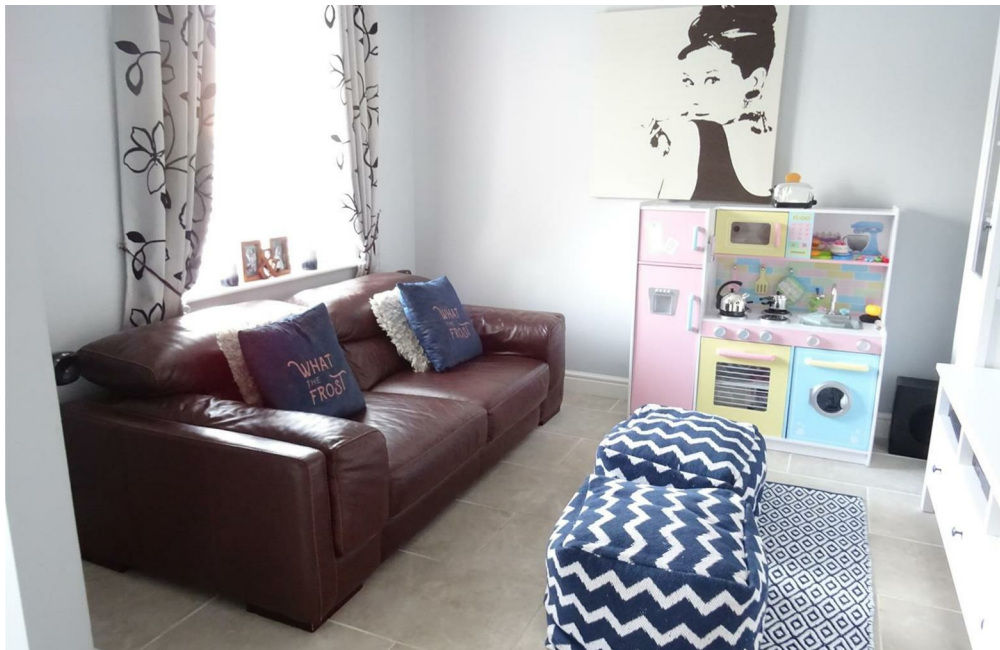
Single Garage

17'10" x 8'7" (5.44m x 2.62m)

Having single up and over access door, light and power supply.

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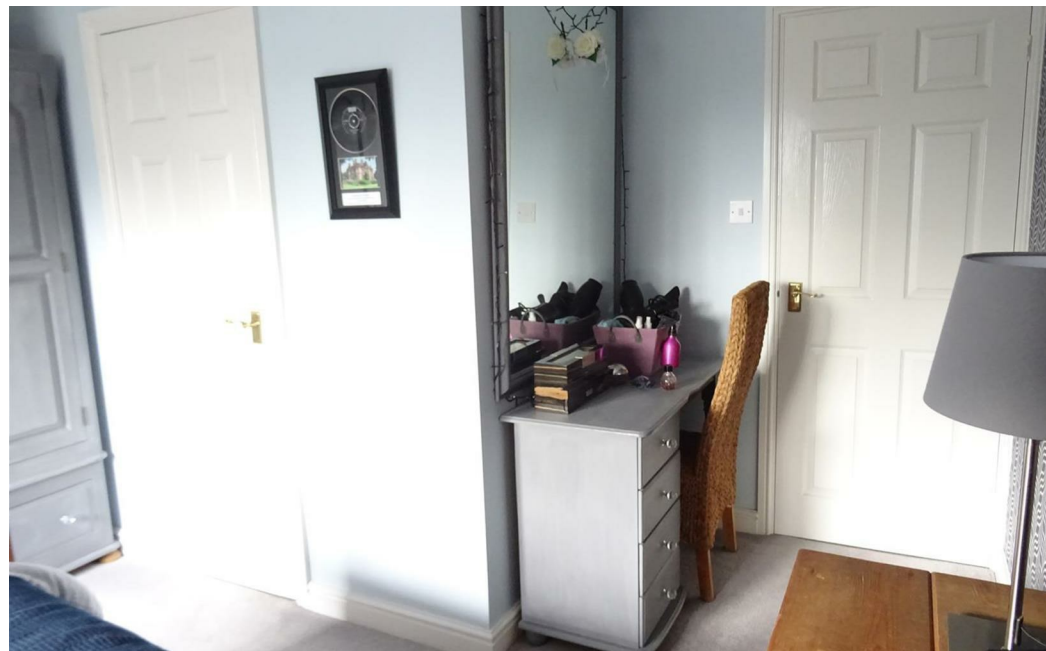
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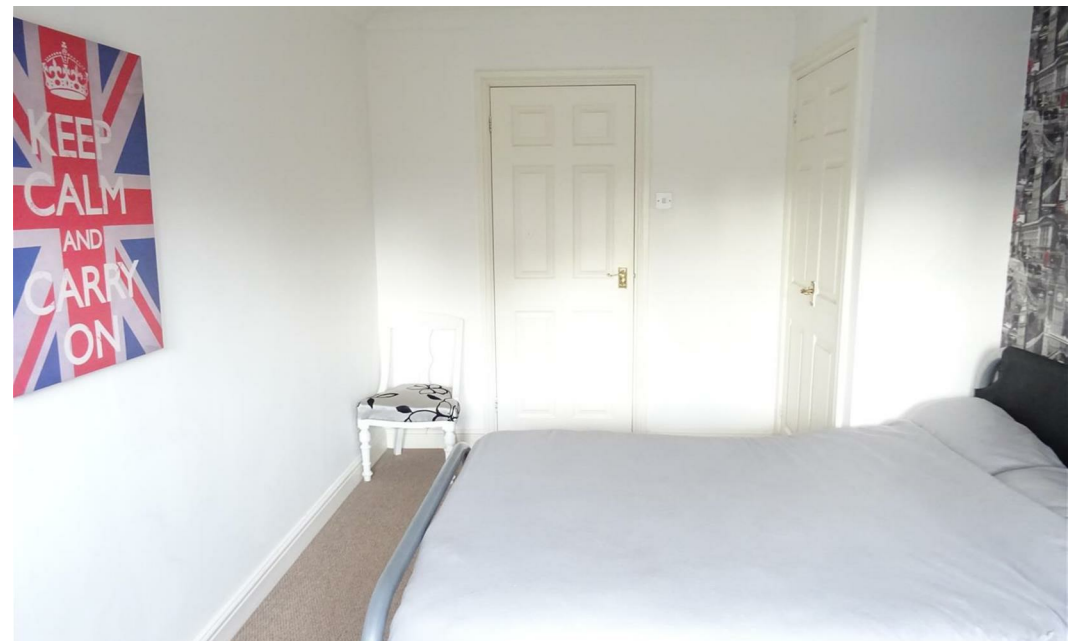
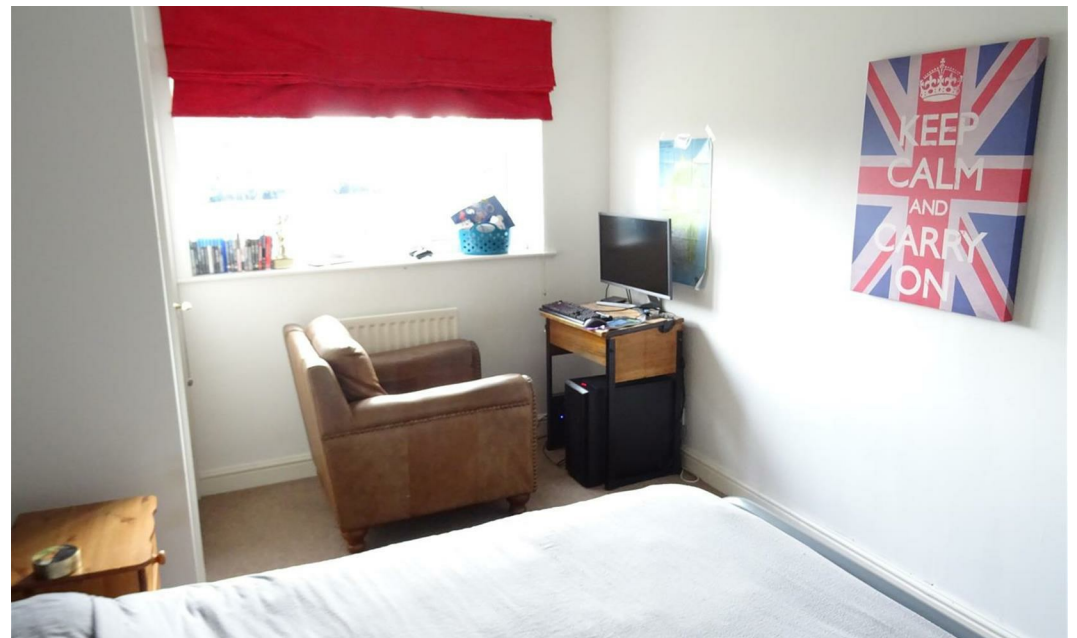
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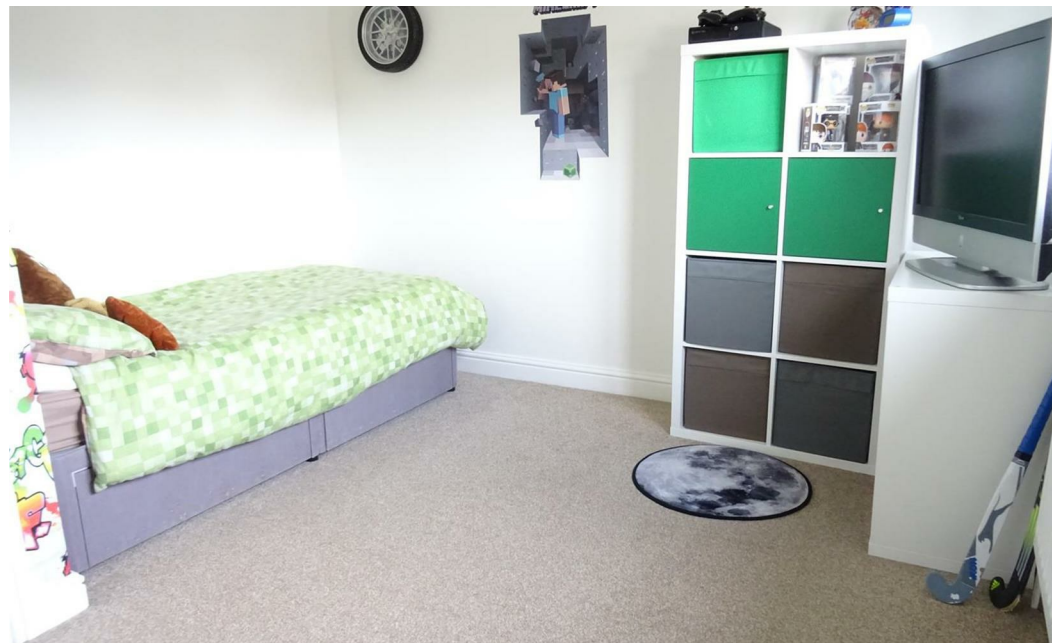
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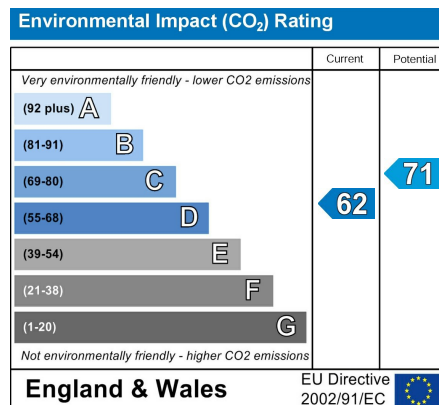
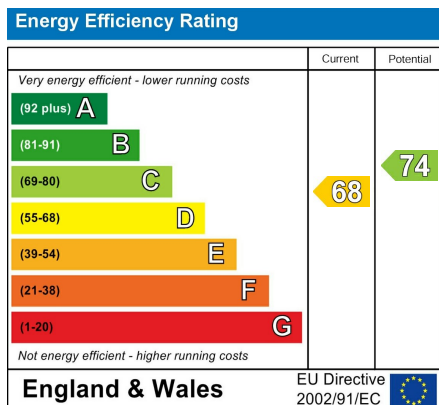
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These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are Freehold

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Thinking of Selling?
For a free valuation of your property with no obligation
call Sinclair Coalville on 01530 838338



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3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk