

# Sinclair



12 King Richards Hill, Whitwick

In Excess of £300,000

# 12 King Richards Hill

Whitwick

This EXTENDED THREE BEDROOM DETACHED FAMILY HOME occupying a sought after location within the popular commuter village of Whitwick comes to the market enjoying FAR REACHING VIEWS and benefits from AIR CONDITIONING, a LOG BURNER and ground floor W.C to say the least! Other benefits include a DETACHED GARAGE, LANDSCAPED REAR GARDEN and a wonderfully OPEN-PLAN setting to the ground and lower ground floors. Early viewings come highly advised in order to avoid disappointment.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Extended Three Bedroom Detached
- Air Conditioning
- Open Plan Kitchen/Diner
- Large Conservatory
- Private Rear Garden
- Garage & Driveway



## GROUND FLOOR

### Entrance Hall

Having a uPVC double glazed access door and opaque side panel window, further double glazed side elevated window, radiator and stairs rising to the first floor.

### Lounge

11' 0" x 16' 6" (3.35m x 5.03m)

Having double glazed fronted window with fitted blind, radiator, air conditioning unit, a log burner and TV point with steps leading down to the kitchen/diner.

### Kitchen/Diner

Having a range of modern wall and base units with integrated oven and grill with four ring electric hob and extractor hood, a sink and drainer with mixer tap, space and plumbing for appliances, integrated dishwasher, wood effect flooring, inset downlights, column radiator, understairs pantry, air conditioning unit, double glazed side elevated window and being open aspect into the conservatory.

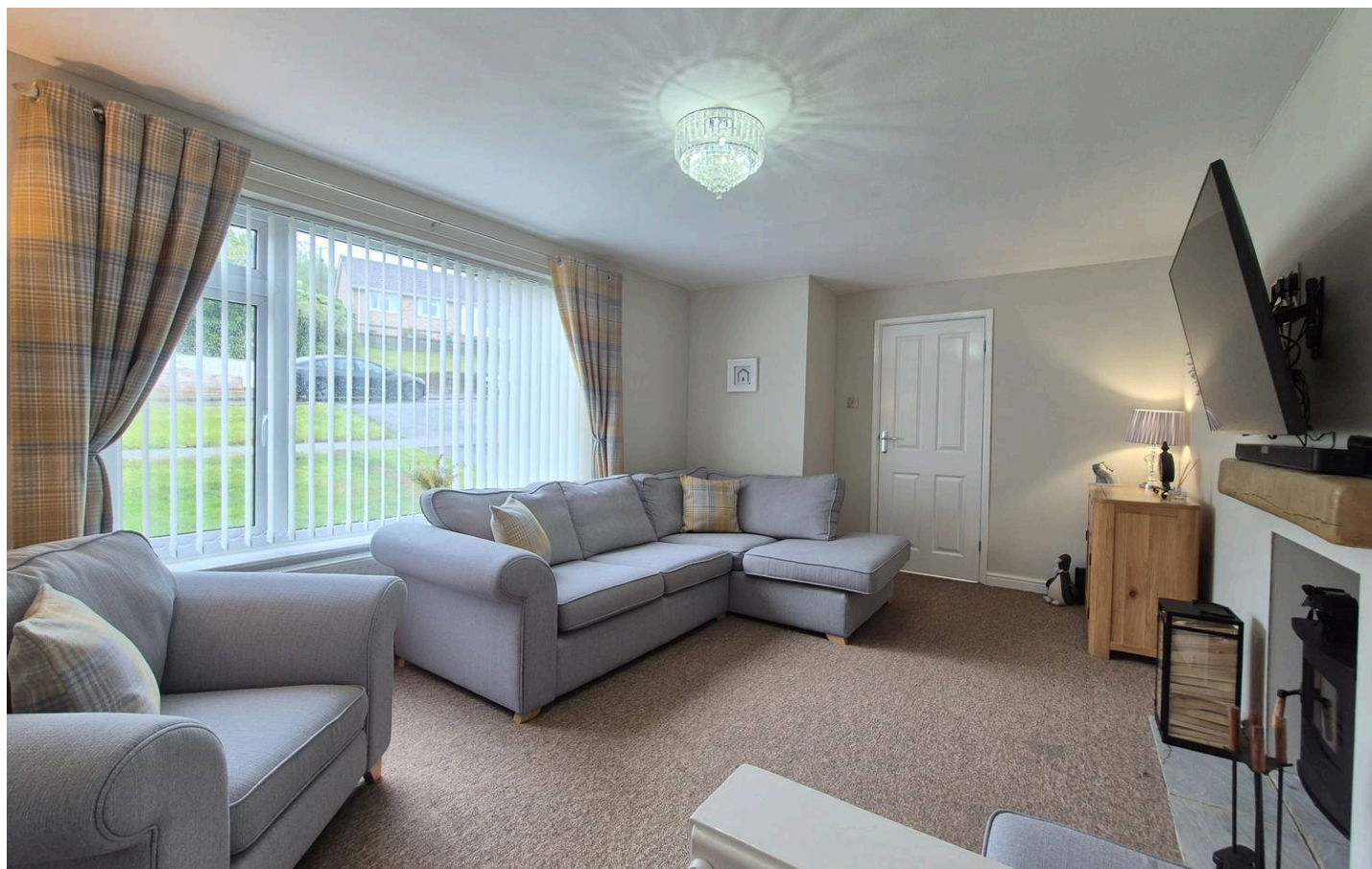
### Conservatory

8' 9" x 15' 2" (2.67m x 4.62m)

Being of brick and double glazed construction with inset footwell, wall lighting, TV point, wood effect flooring continued from the kitchen area and radiator.

### Cloakroom/WC

Has been fitted with WC and a wash hand basin, double glazed windows, wood flooring continued from the conservatory and a radiator.



## FIRST FLOOR

### Landing

With double glazed window, airing cupboard and all rooms leading off.

### Bedroom One

11' 8" x 11' 1" (3.56m x 3.38m)

Having an air conditioning unit, sliding fitted wardrobes, inset downlights, double glazed window with fitted blind and a radiator along with TV point.

### Bedroom Two

10' 5" x 11' 0" (3.17m x 3.35m)

Having double glazed window, an air conditioning unit, fitted wardrobes and a radiator.

### Bedroom Three

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

Having double glazed window and a radiator.

### Family Bathroom

Is fitted with a contemporary three piece white suite comprising P-shaped bath with WC and vanity wash hand basin, tile effect vinyl flooring, partly tiled walls and tiled shower surround, two double glazed dual aspect opaque windows to side and rear, chrome heated towel rail and extractor fan.



### **Rear Garden**

The rear garden benefits from external power, a modern array of Indian flag paving stones edged with a glazed patrician over the lawn, accessible via a descending set of steps edged with timber sleepers and surrounded by timber close board fence panelling and facilitated by a water point.

### **Front Garden**

The front garden is laid to lawn with overturned borders.

### **Driveway**

The driveway provides off road parking for multiple vehicles leading to a single garage.

### **Garage**

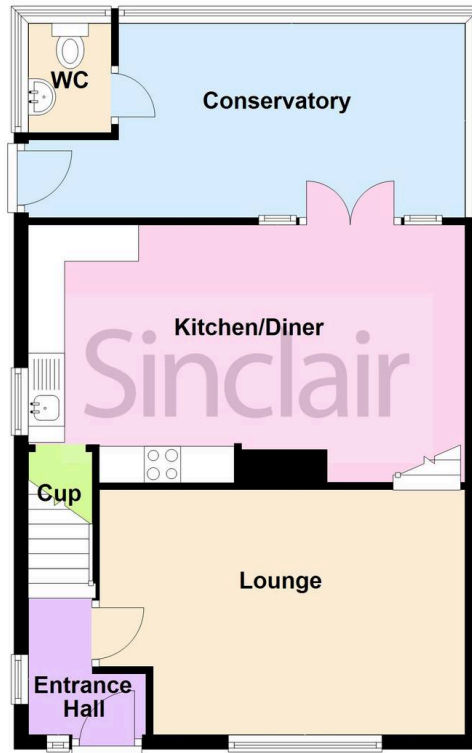
Measuring 16'4" x 9'4". With power, lighting, single up-and-over access door and dual aspect double glazed windows.

### **EV charging**

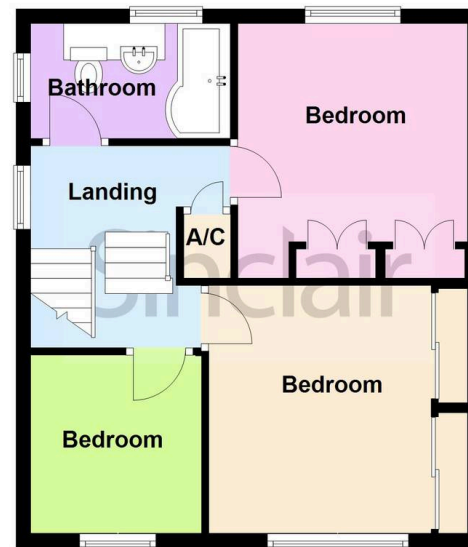




**Ground Floor**



**First Floor**





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