

Sinclair



70 Talbot Lane, Whitwick

£300,000

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Whitwick

OFFERED WITH NO UPWARD CHAIN, this individually appointed EXTENDED TWO DOUBLE BEDROOM DETACHED DORMER BUNGALOW comes to the market offering an inviting entrance hall, leading to an integrated garage, ground floor WC and boiler room, whilst also providing access to an extended dining room, lounge, kitchen/diner and garden room to the ground floor. Stairs rising to the first floor landing offers a bathroom, further separate w.c and two double bedrooms. Externally, the property enjoys an extensive garden to rear and two separate driveways to front offering off road parking for multiple vehicles and enjoying open views to farmland.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Generously Proportioned Rooms
- Dormer Bungalow
- Two Double Bedrooms
- Lounge, Dining Room & Garden Room
- Garage & Parking
- Offered With No Upward Chain



GROUND FLOOR

Entrance Porch

Entered through a timber framed front door with inset opaque single glazed panel and with adjacent timber framed opaque single glazed windows to either side with ceramic tiled flooring.

Reception Hall

This generously proportioned reception hall offers an inviting space comprising stairs rising to the first floor with wrought iron and timber banisters, timber flooring, door accessing the integral garage and a uPVC double glazed window to front.

Lounge

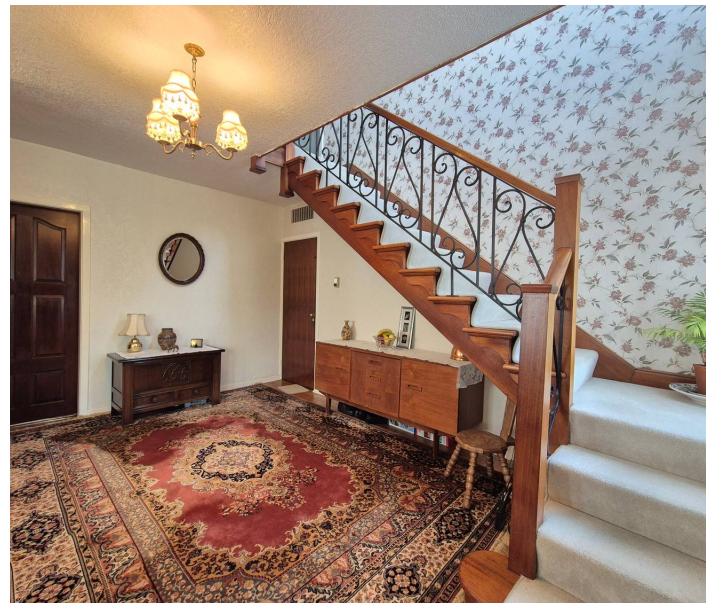
10' 2" x 15' 0" (3.10m x 4.57m)

This large triple aspect room is light & airy. It has an extensive uPVC double glazed bay window with views over the front garden which is not overlooked. There are two further windows to the side, an additional arched window to the side looks into the porch, a large timber framed glass wall and door lead into the spacious entrance hall. The lounge features coving to the ceiling, a gas fire with stone tiled hearth and surround, light coloured solid wood flooring and wall lights.

Breakfast Kitchen

12' 4" x 10' 9" (3.76m x 3.28m)

The breakfast kitchen has a range of wall and base units with a rolled edge work surfaces with tiled splashback and single sink and drainer unit with a swan neck mixer tap, There is a five ring induction hob with extractor hood and a built-in double oven and grill. The flooring is solid wood and a multi glazed panelled timber stable door leads to the garden room. The uPVC double glazed windows look out onto the side and rear of the property.



Garden Room

7' 2" x 12' 3" (2.18m x 3.73m)

The area has ceramic tiled flooring, inset down lights and aluminium patio doors leading out to the rear garden. The patterned glass window & multi paned timber door open onto the side of the house, whilst multi paned double timber doors lead to the dining room.

Dining Room

16' 4" x 8' 9" (4.98m x 2.67m)

The extended dining room has dual aspect uPVC double glazed windows looking onto the rear garden and has multi paned double timber doors leading to the garden room. It benefits from coving and inset down lights.

Boiler Room

Housing the gas warm air central heating unit and having both light and power it also offers shelving and storage space.

W.C

Comprising low level push button w.c, wall mounted wash hand basin, vinyl flooring, and an opaque uPVC double glazed window to rear.

FIRST FLOOR

Landing

15' 0" x 9' 9" (4.57m x 2.97m)

Stairs rising to the first floor landing give way to a generously proportioned landing leading to the two double bedrooms, bathroom & separate w.c. It also houses an airing cupboard with shelving and the hot water cylinder. The parquet flooring and large uPVC double glazed window to front with views over farmland, make this a very flexible space. Whilst currently being used as an office, it offers potential to be developed into a third bedroom.



Bedroom

10' 0" x 11' 5" (3.05m x 3.48m)

The bedroom has a uPVC window to the side and a large range of fitted wardrobes. It also has a partially sloped ceiling and access to the eaves storage.

Bedroom

9' 9" x 13' 8" (2.97m x 4.17m)

This spacious double bedroom has a uPVC double glazed window to the side, with partially sloped ceiling and access to two areas of eaves storage.

W.C

Comprising a low level w.c, bidet, wash hand basin, coving, part tiled walls and an opaque uPVC double glazed window to rear.

Bathroom

5' 9" x 7' 8" (1.75m x 2.34m)

This three piece suite comprises a shower enclosure with thermostatic mixer tap, panelled bath, pedestal wash hand basin with part tiled walls, opaque uPVC double glazed window to rear, coving and vinyl flooring.



REAR GARDEN

Enjoying a sunny aspect, the private rear garden benefits from two separate side courtyards each with side gated access and surrounded by heartbroke wall and providing a water point, a paved patio area, a range of shrubs, and a raised lawn edged with a brick retaining wall, eight sunken garden pond, privet hedging, a timber shed and a further range of trees and mature shrubs.

FRONT GARDEN

The tall privet hedge, tall trees and mature shrubs offer privacy to the front of the property. It is complemented by lawned areas with smaller flowering shrubs.

Driveway

Benefitting from a driveway offering off road parking for multiple vehicles and access to the garage.

Garage

9' 8" x 18' 4" (2.95m x 5.59m)

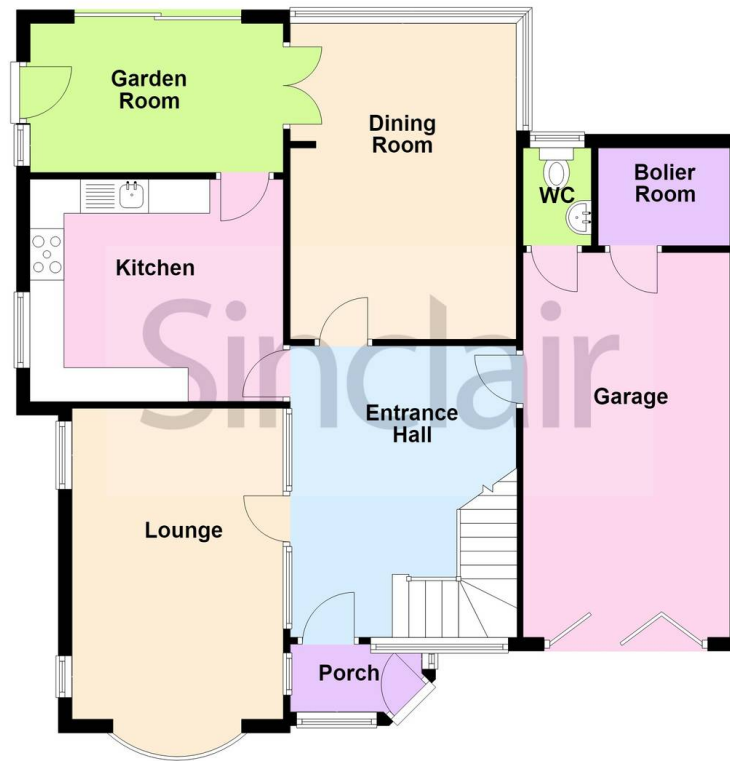
Entered by a timber framed bi-fold doors to the front with an additional internal door giving access to the reception hall, it has a uPVC double glazed window to the side. It boasts an inspection pit, a large range of shelves, plumbing for a washing machine with light and power. It also provides access to the boiler room and w.c.



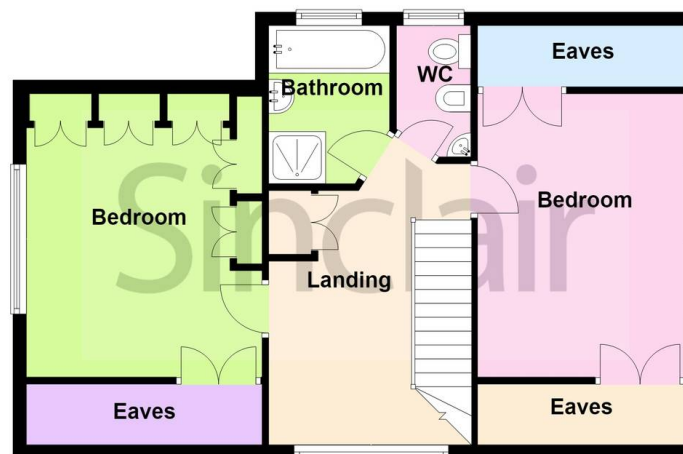




Ground Floor



First Floor





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