



24 Rosemary Crescent, Whitwick, Coalville, Leicestershire. LE67
5GT

£300,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Nestled on a quiet residential road in the heart of Whitwick, Rosemary Crescent is a beautifully presented two-bedroom bungalow offering flexible, light-filled living with stunning woodland views. This inviting home features a spacious lounge with a cosy multi-fuel burner, a high-gloss fitted kitchen opening onto a generous conservatory, and two well-sized bedrooms, including a bay-fronted double with en suite. A fully tiled family bathroom and a loft room—ideal for conversion—add further versatility. Outside, enjoy an elevated rear garden overlooking the National Forest, complete with patio areas, outbuildings, and a summer house. A secure gated driveway provides ample off-road parking. Whether you're looking for a turnkey move or a property with scope to extend, this charming home ticks all the boxes.

EPC Rating D Council Tax Band C

FEATURES

- Two Bedroom Detached Bungalow
- Modern Kitchen With French Doors Onto Patio
- Spacious Conservatory
- Room In The Roof
- Driveway Parking for Multiple Cars
- Private Rear Garden
- Council Tax Band C
- EPC Rating D



ROOM DESCRIPTIONS

Entrance Hallway

Step inside through the composite front door into a welcoming entrance vestibule leading into a spacious L-shaped hallway. Vinyl flooring underfoot, fresh neutral décor and pendant lighting create a bright, contemporary feel. A smoke alarm for the boiler and a loft hatch give both peace of mind and easy access to the boarded-out room in the roof.

Bedroom One

4.74m x 2.92m (15' 7" x 9' 7")

A generous double room features a wide UPVC bay window plus an additional front-facing window, flooding the space with morning light. Fitted carpet, central heating radiator and ample floor area make it ideal for a super-king bed and occasional seating.

En Suite Shower Room

2.19m x 0.74m (7' 2" x 2' 5")

Fully tiled from floor to ceiling with ceramic tiling, this sleek ensuite offers a low-flush WC, wall-mounted basin, integrated spotlights and extractor fan—an elegant, practical addition.

Bedroom Two

3.33m x 2.33m (10' 11" x 7' 8")

A comfortably sized single room with UPVC window to the front and a secondary side window, laminate flooring and pendant lighting—ideal as a nursery, guest room or home office.

Family Bathroom

1.92m x 1.82m (6' 4" x 6' 0")

The family bathroom is fully tiled and appointed with a low-flush WC, vanity sink unit with mixer tap, and a bath with mixer hand-shower attachment. Integrated spotlights, an extractor fan and a frosted UPVC side window add convenience.

Kitchen & Breakfast Room

4.36m x 2.7m (14' 4" x 8' 10")

The stylish, high-gloss fitted kitchen boasts an expanse of base and eye-level units, contrasting worktops with tiled splashback, and a ceramic tile floor. A Lamona stainless-steel sink and drainer with mixer tap sit beneath a skylight, while integrated appliances include a full-ring electric hob & extractor, fridge-freezer, dishwasher and washing machine. UPVC patio doors open to the rear patio, bringing the garden in.

Sitting Room

4.09m x 4.33m (13' 5" x 14' 2")

The heart of the home is the sitting room, where a multi-fuel burner set into a feature recess offers warmth and ambience. Laminate flooring, ceiling coving and pendant lighting complete the picture, while UPVC windows and sliding doors lead through to the conservatory, framing views over the garden.

Conservatory

3.08m x 4.2m (10' 1" x 13' 9")

A generously proportioned conservatory with part-brick walls, tiled floor and its own radiator offers year-round enjoyment. UPVC sliding doors grant direct access to the patio, making it the ideal spot for morning coffee or evening entertainments.



ROOM DESCRIPTIONS

Room In The Roof

4.73m x 3.08m (15' 6" x 10' 1")

Accessible via a loft ladder, the boarded-out room in the roof comes fully powered, with two Velux windows, integrated spotlights, eaves storage and a TV aerial point. It presents an immediate opportunity for conversion into a third bedroom, home office or hobby space (subject to any required consents).

Rear Garden

Set above the local woodland of the National Forest, the elevated rear garden offers far-reaching views and creates a peaceful, green backdrop. Patio areas extend from the house and conservatory, while lawned sections lead to a summer house, garden shed, brick outbuildings and dedicated coal & wood stores. Exterior lighting at the front enhances curb appeal after dark.

Parking & Access

A private driveway behind secure five-bar gates provides off-road parking for multiple vehicles. The front garden is low-maintenance, while the driveway layout offers easy manoeuvres and visitor drop-off.

Planning & Potential

Previously granted—but now lapsed—planning permission to extend offers a clear blueprint for expansion. Alternatively, the loft room's existing boarding and services provide a swift route to add a third bedroom or home office, unlocking further living space with minimal upfront work.

Agents Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 22mbps and ultrafast 1800mbps. Mobile signal strengths are medium for O2, Vodaphone and Three.

Legal Information

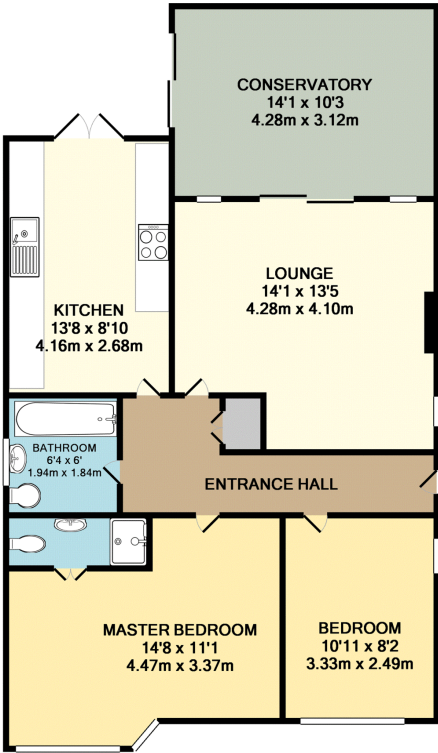
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FLOORPLAN & EPC



TOTAL APPROX. FLOOR AREA 814 SQ.FT. (75.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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