



**102 St Bernards Road, Whitwick, Coalville, Leicestershire. LE67
5GW**

£225,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

A Semi Detached dormer bungalow with three double bedrooms, located at the edge of Holly Hayes Wood. The property boasts a large garden and may require some modernization. It includes a spacious driveway, detached garage with an inspection pit, electric light, and power. The accommodation comprises a good-sized entrance hall, two double bedrooms on the ground floor, a large dormer bedroom, a lounge diner, kitchen, bathroom, utility room/ sunroom. This property has great potential, and viewing is highly recommended.

EPC Rating: Awaited Council Tax Band: C

FEATURES

- Council tax band C
- Larger than average garage
- Garage with inspection pit
- 3 double bedrooms
- Awaiting EPC
- Semi Detached Dormer Bungalow



ROOM DESCRIPTIONS

Entrance

The property is entered via a UPVC double glazed door into the entrance hallway, with stairs leading to 1st floor bedroom, radiator, wall lights, UPVC double glazed window to side aspect, door leading into kitchen, storage cupboard.

Kitchen

3.77m x 2.96m (12' 4" x 9' 9")
Fully fitted kitchen comes with matching base and eye level units. It includes a one and a half bowl stainless steel sink with a mixer tap, an integrated electric hob with an extractor fan, and an electric fan-assisted double oven. There's a UPVC double glazed window to the side, along with space and plumbing for a washing machine and a double panelled radiator.

Bedroom 1

3.48m x 3.57m (11' 5" x 11' 9")
UPVC double glazed window to front aspect, radiator, fitted wardrobes, carpeting, wall light and pendant lighting.

Utility / Garden Room

2.13m x 2.40m (7' 0" x 7' 10")
Benefiting from UPVC double glazed windows to all aspects, UPVC double glazed door, electrical sockets used for fridge and freezer, carpet, UPVC door leading to outside canopy.

Bedroom 2

2.71m x 3.87m (8' 11" x 12' 8")
UPVC double glazed window to rear aspect providing beautiful views over the garden, radiator, pendant lighting and carpet.

Bathroom

3.86m x 1.5m (12' 8" x 4' 11")
Three piece white bathroom suite, part tiled with shower over bath, vinyl flooring, frosted UPVC double glazed window to rear aspect.

Lounge

4.24m into the bay x 4.30m (13' 11" x 14' 1")
It features a bay front UPVC double-glazed leaded window to the front aspect, a radiator, wall lights, and pendant lighting, and it is carpeted. Thermostatic control for heating.

Room in the Roof / Bedroom 3

4.22m x 3.63m (13' 10" x 11' 11")
Being of a decent size with UPVC double glazed window to rear aspect providing views over the woods behind. Storage space in the eaves, light and airy, radiator and pendant lighting.



ROOM DESCRIPTIONS

Garden

Being an excellent size, benefiting from a canopy area with a top patio, an outhouse providing storage for wood with double doors, and steps down into the large garden with wonderful views of Holly Hayes Wood.

At the rear of the garden, there is a door in the fence giving direct access. The garden also benefits from outdoor lighting, an outside tap, a single detached garage with electric light.

Garage

2.47m x 6.79m (8' 1" x 22' 3")

Larger than average garage with inspection pit, electric light and power with metal up and over door, fitted work bench and drawers, access from the driveway, window to rear and side aspects.

Outside

The property benefits from a driveway with mature shrubs to front with a gateway to side garden.

Agents Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water, sewerage. Broadband speeds are standard 5mbps, superfast 35mbps and Ultrafast 1000mbps. Mobile signal strengths are medium strengths for 02, Three and Vodafone and low for EE.

Legal Information

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves, Reddington Homes Ltd, will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.







