



38 School Lane, Whitwick, Coalville, Leicestershire. LE67 5HE

£230,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

This charming 3-bedroom semi-detached property is situated in a quiet location, offering a peaceful and private setting. The home features off-road parking for added convenience and a spacious open-plan living/dining area, perfect for family living and entertaining. The low-maintenance rear garden provides an ideal outdoor space with minimal upkeep. A fantastic opportunity for those seeking comfort and practicality in a tranquil neighbourhood. Available with NO CHAIN.

Council Tax Band B EPC Rating D

FEATURES

- Three Bedroom Semi Detached
- Quiet Cul-de-sac Location
- NO CHAIN
- Light Oak Fitted Kitchen
- Large Lounge Diner
- Modern Bathroom Suite with Spotlights
- Low Maintenance Garden
- Off Road Parking for Multiple Cars
- Council Tax Band B
- EPC Rating D



ROOM DESCRIPTIONS

Ground Floor

Hallway

Upon entering through the UPVC double glazed door, you'll find a bright hallway with light oak flooring throughout. Stairs lead to the first floor, and an under stairs cupboard provides extra storage. A radiator keeps the space cozy, while a UPVC frosted window to the side elevation lets in natural light.

Kitchen

3.55m x 2.2m (11' 8" x 7' 3") The kitchen features a light oak fitted design, complete with a ceramic one and a half bowl drainer sink and mixer tap. Equipped with an Electrolux gas hob, extractor fan, and oven, the kitchen offers a sleek and functional space. There's also space and plumbing for a washing machine and a freestanding fridge freezer. Spotlights illuminate the room, while a UPVC double glazed window to the side elevation and a UPVC door leading to the garden provides natural light.

Living Room

4.1m x 3.15m (13' 5" x 10' 4") The lounge diner offers a spacious and comfortable setting, with the lounge area benefiting from a front aspect UPVC double glazed window, allowing plenty of natural light to fill the room. A radiator ensures warmth, while wall light and pendant lighting add a cozy ambiance. The room features an elegant Adam style fire surround with a marble insert, housing an electric fire for added charm and warmth.

Dining Area

3.55m x 3.15m (11' 8" x 10' 4") The dining area features a UPVC window to the rear aspect. A radiator ensures comfort, with laminate flooring throughout.

First Floor

Bathroom

The bathroom features a three-piece suite, including a low flush WC and a pedestal hand wash basin. A Myra electric shower provides convenience, while spotlights to the ceiling illuminate the space. The room is finished with vinyl flooring and a UPVC window to the rear.

Bedroom One

4.35m x 3.4m (14' 3" x 11' 2") Bedroom 1 is a comfortable and inviting space, featuring a UPVC double glazed window to the front aspect. The room is carpeted throughout, it has pendant lighting and also a radiator ensures a cozy atmosphere.

Bedroom Two

3.55m x 3.4m (11' 8" x 11' 2") A spacious bedroom with a UPVC double-glazed window to the rear, carpeted flooring, and pendant lighting. The cupboard neatly houses the Worcester combi boiler.



ROOM DESCRIPTIONS

Bedroom Three

2.15m x 2m (7' 1" x 6' 7") This room features a UPVC double-glazed window to the front, carpeted flooring, and pendant lighting.

Rear Garden

The rear garden is low maintenance, mainly slabbed, offering a great patio area. Timber panel fencing surrounds the space, and it can be accessed from the front via a gate. Additionally, there is a timber panel shed for extra storage.

Agent 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 3mbps and superfast 47mbps. Mobile signal strengths are strong for O2 and EE and medium strengths for Vodaphone and Three.

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.

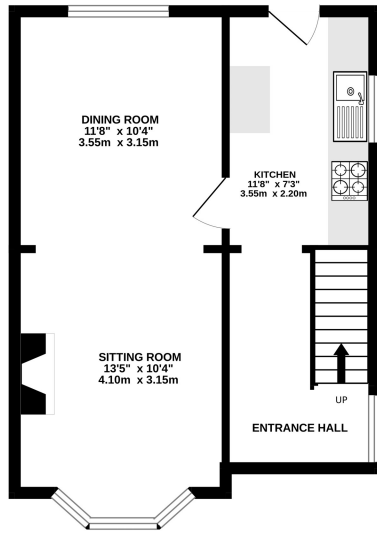




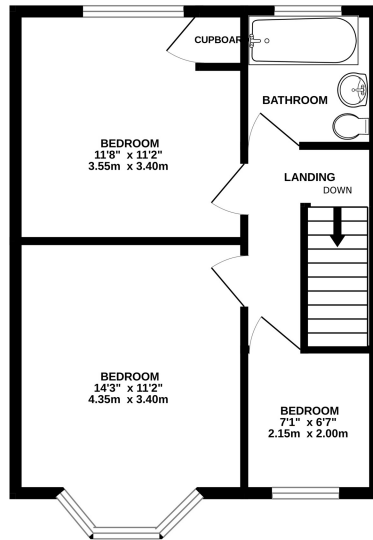


FLOORPLAN & EPC

GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



38 SCHOOL LANE, WHITWICK, COALVILLE, LE67 5HE

TOTAL FLOOR AREA : 832 sq.ft. (77.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	