



4 Rosedale, Whitwick, Coalville, Leicestershire. LE67 5BH

£280,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Situated on one of the best plots in this development, Reddingtons is pleased to present this detached bungalow in need of some modernizing. This elevated bungalow stands proudly in a cul-de-sac location in the popular village of Whitwick. It benefits from a detached garage, a long driveway, and a low-maintenance garden to the front. The property features a spacious entrance and a 7m lounge with a breakfast kitchen located to the rear. There is an inner hallway that provides privacy for the two double bedrooms and the shower room. This property truly deserves a viewing to appreciate all its aspects.

AWAITING EPC COUNCIL TAX BAND B

FEATURES

- Detached Bungalow
- Spacious 26ft lounge
- Detached Garage
- Two double bedrooms
- Bathroom with double shower
- Larger than average plot.
- Gas Central Heating
- Boiler fitted 2021



ROOM DESCRIPTIONS

Entrance Porch

2.01m x 1.64m (6' 7" x 5' 5")

The property is accessed through a uPVC double-glazed door. Inside, there is a double-panel radiator, carpeted flooring, and doors leading to the breakfast kitchen and lounge.

Lounge

7.95m x 3.28m (26' 1" x 10' 9")

A spacious lounge with two uPVC double-glazed windows to the front and side. It features two single-panel radiators, a fireplace (which has been disconnected), and pendant lighting.

Breakfast Kitchen

4.12m x 2.94m (13' 6" x 9' 8")

The kitchen is fitted with a drainer sink and vinyl flooring. Integrated electric hob and oven. Space and plumbing for washing machine, radiator, uPVC double glazed window to rear aspect. uPVC door opening out onto patio.

Inner Hall

Providing access to bedroom and bathroom. Access to roof space and wall-mounted thermostat.

Bedroom Two

2.75m x 3.09m (9' 0" x 10' 2")

uPVC double-glazed window to front aspect. Radiator, carpeted, pendant lighting.

Shower Room

1.94m x 2.69m (6' 4" x 8' 10")

Fully tiled with vinyl flooring, pedestal wash basin, low flush WC. Double shower tray with electric Triton Vega shower over. Cupboard housing Worcester boiler fitted in 2021.

Garage

2.55m x 6.25m (8' 4" x 20' 6")

With electric power and lighting. Side personal door and metal up and over garage door to front.

Garden and driveway

The property is situated on a larger than average plot on a lightly elevated position. There is a patio area and pathway leading to the top of the garden. There is a timber green house with electric power. The garden is mainly laid to lawn with mature bordering hedges. There is a driveway providing parking for several cars.

Legals

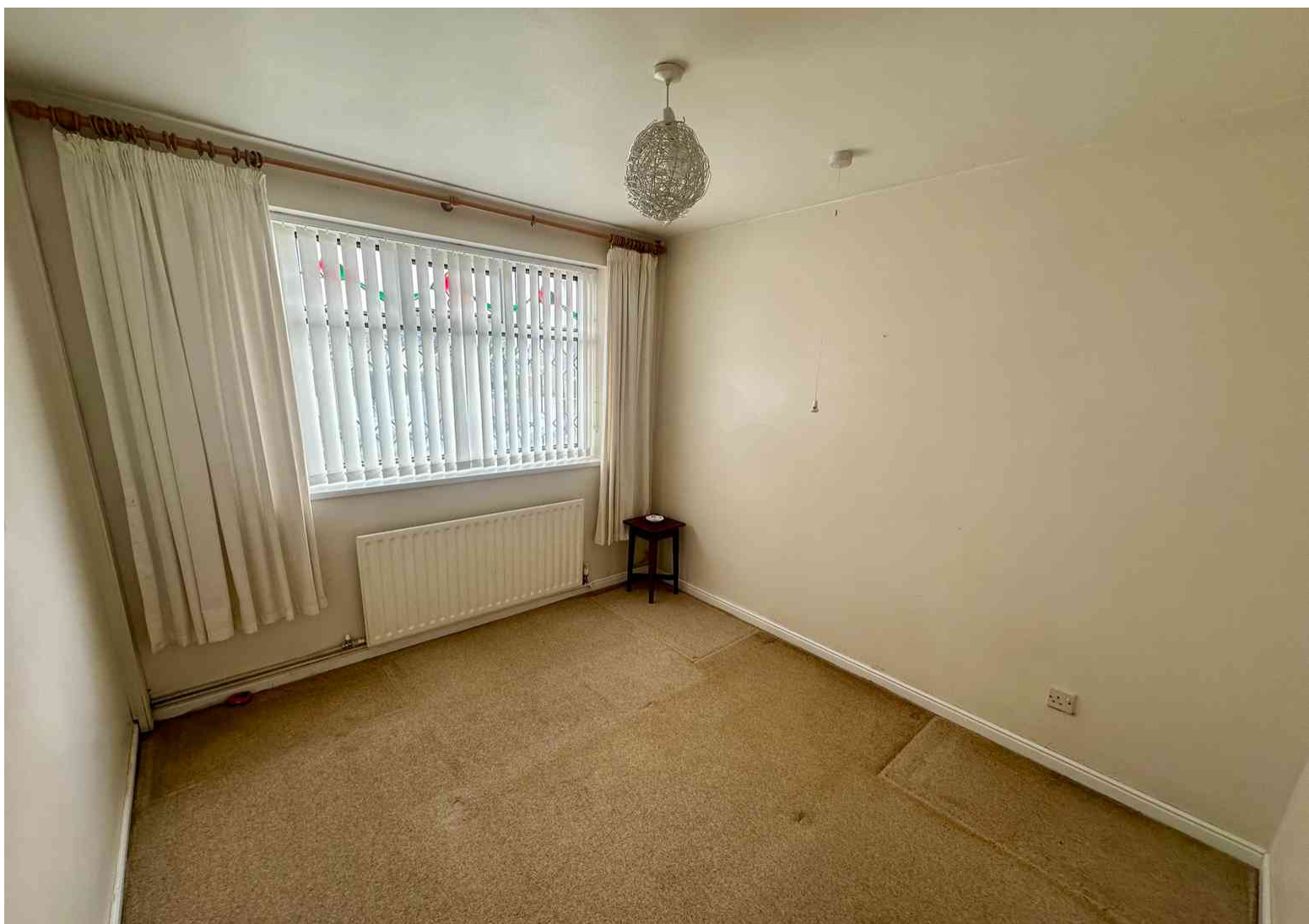
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Bedroom One

3.06m to fitted wardrobes x 3.20m (10' 0" x 10' 6")

Fitted slide robes, radiator, carpeted.

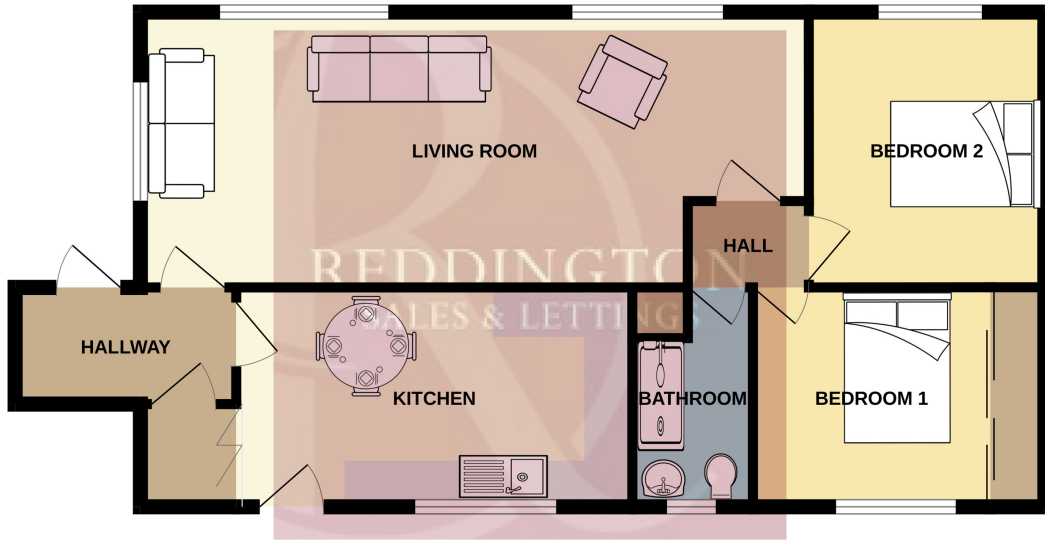






FLOORPLAN

GROUND FLOOR



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