



48 Rosslyn Road, Whitwick, Coalville, Leicestershire, LE675PT

MOORE
& YORK



Property at a glance:

- Spacious Semi Detached Home
- Three Bedrooms & Bathroom
- Good Sized Garden To Rear
- Driveway & Garage
- Through Lounge and Dining Room
- Kitchen & Conservatory
- Popular and sought after location
- No Upward Chain

£239,500 Freehold



Offered with no upward chain this three bedroom semi detached home is spacious and has an excellent plot with plentiful parking, large detached garage and situated in a popular residential location. The accommodation has a conservatory extension to the rear, new natural stone patio and a generously sized rear garden with centrally heated living spaces including a welcoming hall, kitchen, through lounge/diner and separate shower room/WC.

FRONTAGE

The property's frontage is laid to block paved driveway in the main which provides car standing for up to four vehicles including the side driveway which leads to the detached garage. The remainder of the space is gravelled with grasses and flowering cherry tree inset.

RECESSED PORCH

With raised half-circular reception space and entrance door with side screens leads inside to:



HALL

3.65m x 1.90m (12' 0" x 6' 3") With stairs to the first floor and terracotta tiled floor, radiator and coved ceiling with light point. Doors lead off to the kitchen and lounge/dining area's.

KITCHEN

3.63m x 2.44m (11' 11" x 8' 0") Max. With base and eye level fitted units, roll edge worktops and tile splash backs. One and a quarter bowl stainless steel sink with drainer and mixer, matching extractor hood, five ring gas hob,





When I look my Blanche
I smile



integrated dual oven/grill, space for further appliances, shelving and door to under-stairs storage. Wall mounted boiler, Upvc double glazed door and window to side and rear elevations respectively. Central heating radiator.

THROUGH LOUNGE DINER

Spanning the full depth of the house with lots of natural light, this spacious room is divided into two sections as follows.

LOUNGE AREA

4.06m x 3.67m (13' 4" x 12' 0") With feature fireplace and coved ceiling with light point, Upvc bow-window to the front elevation and semi open plan at the rear with partial dividing wall to:

DINING AREA

3.65m x 3.11m (12' 0" x 10' 2") With double radiator, coved ceiling with light point and Upvc french doors with side screens leading rearwards to:

CONSERVATORY

2.94m x 2.64m (9' 8" x 8' 8") With three-quarter height side wall and otherwise Upvc construction with low level walling and French Door to the garden and patio. Fan/light point and

tiled floor.

FIRST FLOOR LANDING

2.50m x 2.46m (8' 2" x 8' 1") Max. With built in airing cupboard, double glazed window to the side elevation, spindle balustrade and access to all three bedrooms, the shower room and WC.

MASTER BEDROOM

4.06m x 3.35m (13' 4" x 11' 0") Min. With Upvc window to the front elevation, radiator, coved ceiling and two pendant light points.

BEDROOM TWO

3.59m x 3.15m (11' 9" x 10' 4") With coved ceiling, radiator, ceiling light point and Upvc window to the rear elevation.

BEDROOM THREE

2.82m x 2.26m (9' 3" x 7' 5") Max. With Upvc window to the front elevation, ceiling light point, radiator and built in double wardrobe over the stairwell intrusion.

SHOWER ROOM

1.59m x 1.67m (5' 3" x 5' 6") With full height tiling, quadrant shower cubicle, wash basin with storage beneath,

mirror, chrome finish towel rail, ceiling light point, obscure double glazed window to the rear elevation.

SEPARATE WC

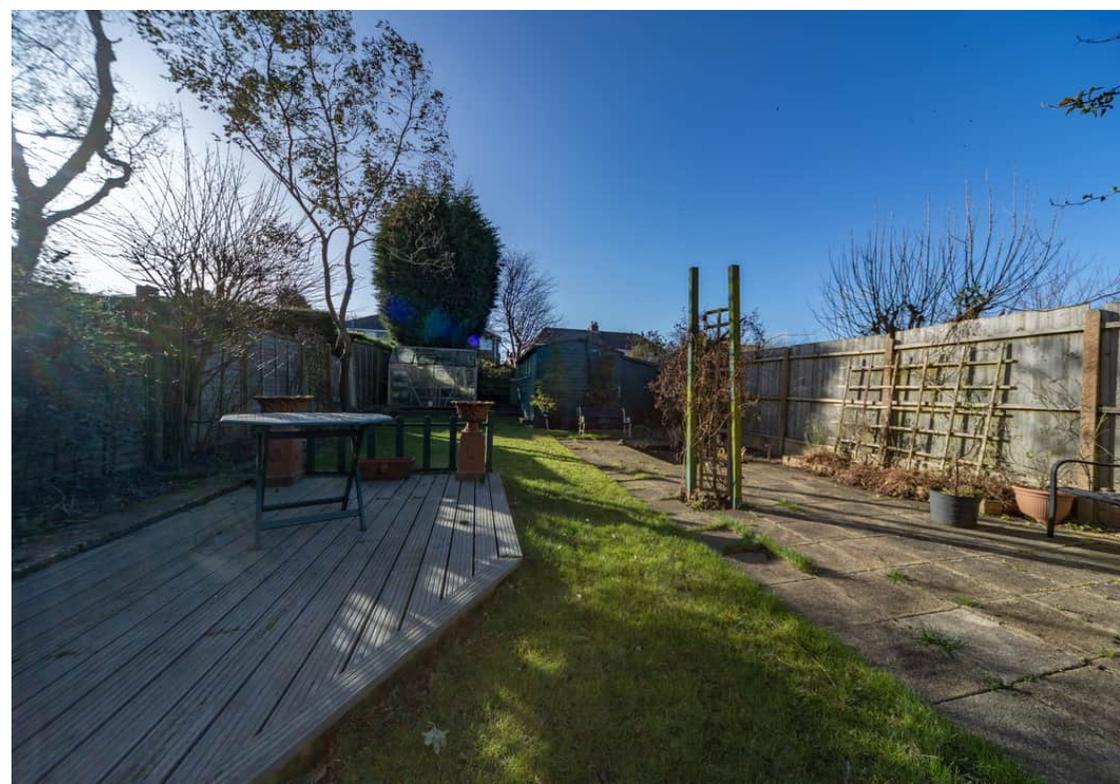
1.67m x 0.75m (5' 6" x 2' 6") Close coupled WC, ceiling light point and obscure double glazed window to the rear elevation.

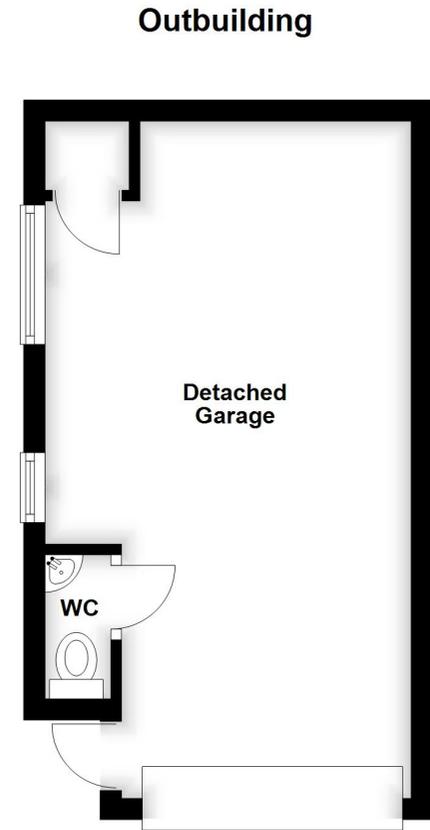
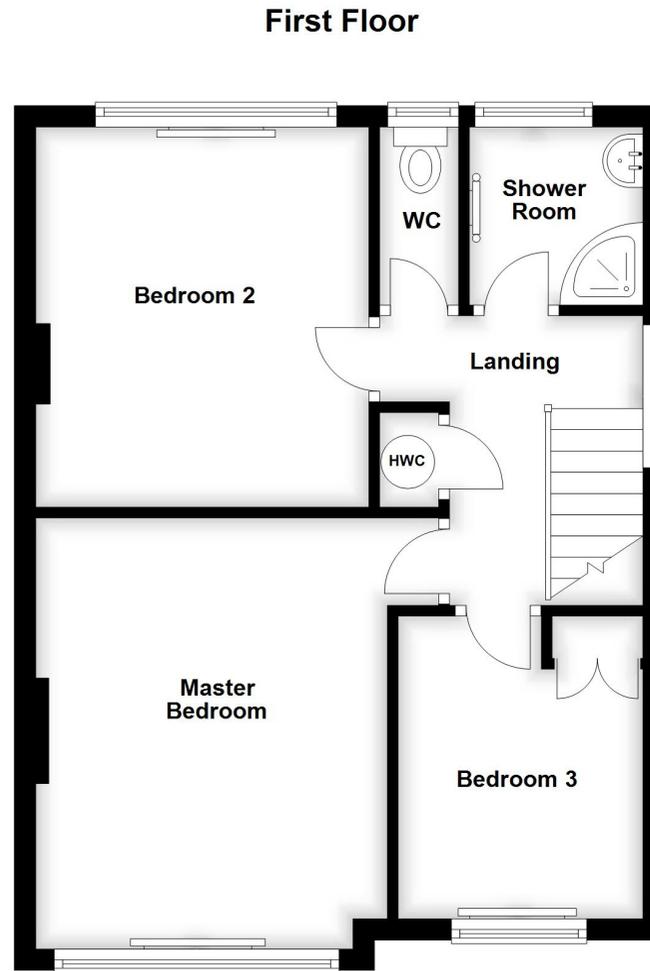
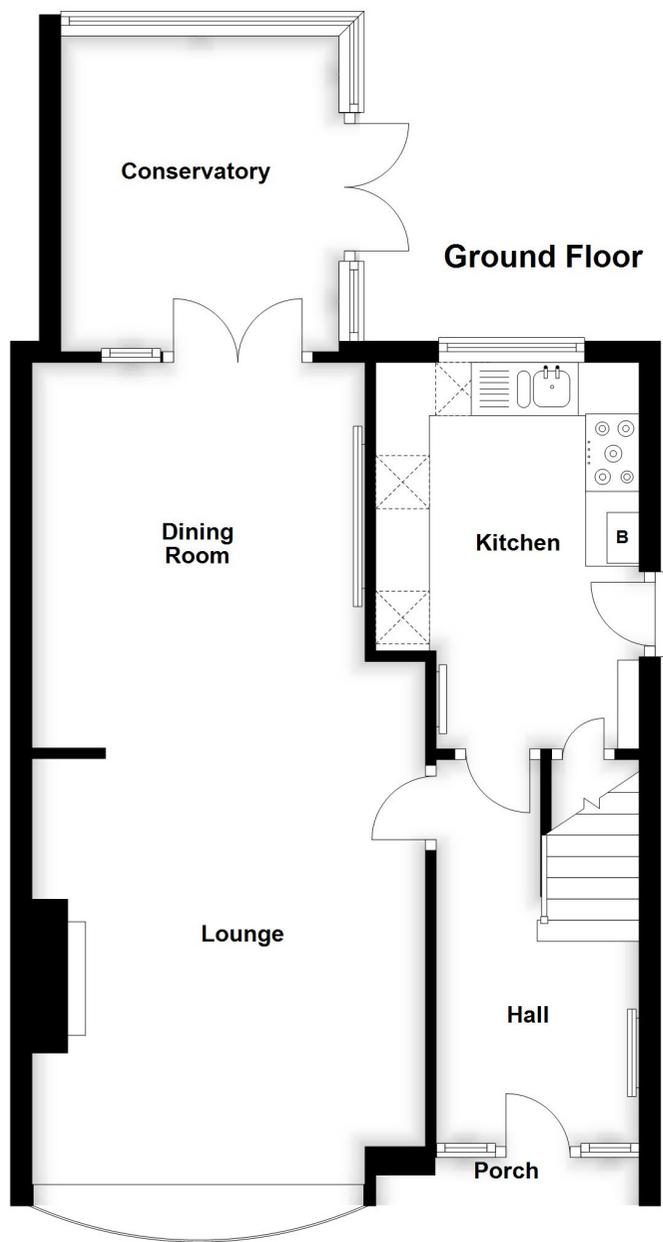
GARDENS

The garden is access by way of a gated entry between the house and garage and from the driveway, The space is a good size and has a lawned area, natural stone patio which gives way to further paved area with sunken pond and shed/green house to the foot of the plot.

DETACHED GARAGE

6.38m x 3.42m (20' 11" x 11' 3") With two Upvc windows to the side elevation, electric roller shutter door and separate side access door, built in store and integral light/power, a door leads to an internal WC which measures 1.35m x 0.75m with obscure Upvc window, two piece suite and downlights.





Total area: approx. 1028.1 sq. feet

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

