



65 Brooks Lane, Whitwick, Coalville, Leicestershire. LE67 5DG

£280,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

IMMACULATE THROUGHOUT! Reddington Sales & Lettings are pleased to bring to market this well presented, 2 bedroom detached bungalow, which occupies a substantial plot in the village of Whitwick. The property offers spacious living throughout and comprises a welcoming entrance hall, large kitchen/diner, 2 bedrooms with integrated wardrobe storage, a modern shower room and a large lounge. Externally there is ample off road parking to the side and to the rear, a stunning rear private garden. Viewing is very highly recommended to appreciate!

EPC awaited, Council tax band C. Tenure- Freehold

FEATURES

- Immaculately presented throughout
- 2 bedrooms
- Impressive kitchen diner
- Large lounge
- Substantial plot
- Ample off road parking
- Private rear garden
- EPC awaited
- Council Tax Band C
- Tenure- Freehold



ROOM DESCRIPTIONS

Front

An attractive and substantial frontage with a raised gravelled front garden as well as a large, block paved driveway to the side which provides ample off road parking.

Entrance Hall

A spacious and welcoming entrance hall with wood effect flooring, heating radiator, ceiling pendant lighting and door access to both bedrooms, shower room, lounge and kitchen/diner.

Kitchen/Diner

4.15m x 3.02m (13' 7" x 9' 11") An impressive kitchen/diner fitted with a selection of wall and base units with worktop over, single bowl sink and drainer with mixer tap, integrated electric oven and gas hob with extractor hood, integrated dishwasher, space for upright fridge/freezer, tiled splashbacks, uPVC double glazed window to the rear and back door, heating radiator, tiled flooring and ceiling spotlights.

Lounge

3.55m x 4.81m (11' 8" x 15' 9") A large, bright and spacious lounge with uPVC double glazed French doors leading out to the rear, fireplace and surround, heating radiator, ceiling pendant lighting and carpeted.

Shower Room

1.79m x 2.81m (5' 10" x 9' 3") A modern shower room featuring a double walk in shower with wall mounted shower, WC, hand wash basin, mounted heated towel rail, small uPVC double glazed window to the rear, tiled walls and flooring and ceiling spotlights.

Bedroom 1

3.42m x 2.80m (11' 3" x 9' 2") Double sized bedroom with uPVC double glazed window to the front, integrated wardrobe storage, separate storage cupboard, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 2

2.83m x 2.14m (9' 3" x 7' 0") With uPVC double glazed window to the front, integrated wardrobe storage, heating radiator, ceiling pendant lighting and carpeted.

Rear Garden

A beautiful and private rear garden with slabbed patio area, raised gravelled bed with walled front, laid to lawn garden, side block paved patio with timber shed, side gated access and fenced and hedged boundaries.

Agents Note

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are (standard 8mbps, superfast 79mbps, ultrafast 1000mbps) Mobile signal strengths are full strength for O2, EE and Vodafone and medium strength for Three.

Legals

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 of 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.

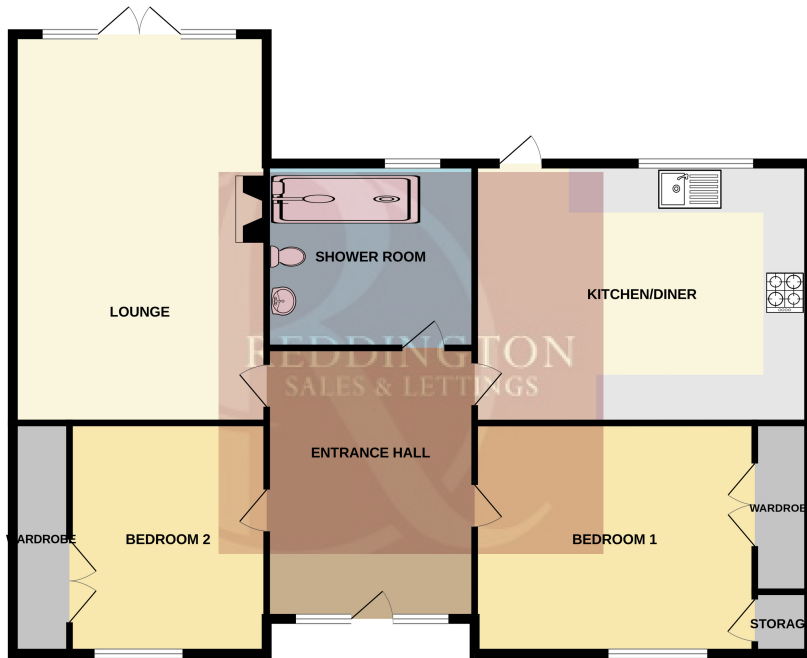






FLOORPLAN

GROUND FLOOR



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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