



24 Stainsdale Green, Whitwick, Coalville, Leicestershire. LE67
5PW

£270,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

A UNIQUE OPPORTUNITY! Reddington Sales & Lettings take pleasure in presenting to market this fantastic, recently renovated and extended 3 bedroom dormer semi detached bungalow, which has been finished throughout to a HIGH SPECIFICATION. The property is positioned in a quiet and highly desirable area of Whitwick and features an impressive open plan living/kitchen/dining area with a feature Lantern Skylight and a LARGE MASTER BEDROOM SUITE complete with dressing area and modern en suite shower room. This property presents a fantastic and unique opportunity to its potential buyers and viewing is highly recommended to appreciate!

EPC rating C, Council tax band B.

Agents note- The property includes an intruder alarm system and CCTV recording.

FEATURES

- Recent renovation throughout
- High specification throughout
- Dormer Bungalow
- En suite to the master
- Downstairs bathroom
- Underfloor heating to living area & en-suite
- Impressive master bedroom suite
- Landscaped rear garden with entertaining area
- A unique opportunity
- 3 double bedrooms
- Brand new boiler
- Recent full re wire



ROOM DESCRIPTIONS

Front

An attractive frontage with a landscaped front and side consisting of block paved path and driveway, gravelled area, planted decorative beds and side gated access through to the rear garden.

Entrance Hall

A spacious and welcoming entrance hall, accessed via the side of the property. With wood effect flooring, ceiling spotlights and doors giving access to bedrooms 1 and 2, bathroom, kitchen/dining/living room and stairs.

Kitchen/Lounge/Diner

6.22m x 8.13m (20' 5" x 26' 8") A truly impressive living space with a feature Lantern skylight, double glazed bi-folding doors leading out to the rear garden, underfloor heating throughout, feature corner wood burning stove, modern wall radiator, tiled flooring, pendant lighting and spotlights, selection of matching wall and base units with worktop over. Kitchen consisting of integrated coffee machine, warming drawer, oven & microwave, dishwasher, washing machine, 1 x wine coolers, fridge/freezer and hob. The sink also features an instant boiling water tap.

Bathroom

2.07m x 2.05m (6' 9" x 6' 9") A modern family bathroom fitted with a white three piece suite consisting of bath with tiled side, low level WC, vanity hand wash basin, part tiled walls, tiled flooring, UPVC double glazed window to the side and lighting.

Bedroom 2

3.32m x 4.00m (10' 11" x 13' 1") A good sized double bedroom with UPVC double glazed window to the front, access to an integrated storage cupboard, ample storage space and fully carpeted.

Bedroom 3

2.99m x 3.24m (9' 10" x 10' 8") A good sized double bedroom with UPVC double glazed window to the front, access to an integrated storage cupboard, wood effect flooring and ceiling pendant lighting.

Stairs

Carpeted stairs leading up from the ground floor entrance hall. Stairs providing direct access into the master bedroom suite.

Master Bedroom Suite

6.22m x 8.13m (20' 5" x 26' 8") A highly impressive master bedroom suite complete with its own dressing area. With UPVC double glazed windows to the front, side and rear, fully carpeted, ceiling spotlights, access to small storage cupboards and opening to en-suite shower room.

En-Suite Shower Room

A large and modern en-suite to the master suite with a large double walk in rainfall shower with part tiled walling, underfloor heating, tiled flooring, chrome heated towel rail, low level WC, hand wash basin, UPVC double glazed window to the rear and lighting.

Rear Garden

A beautiful, large and landscaped rear garden complete with an undercover seating/entertaining area. With a slabbed patio area, raised planted borders, laid to lawn area and outside lighting. The seating/entertaining area has its own sound system with speakers and electric feature flame effect fireplace.

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 & EPC

GROUND FLOOR

1ST 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	