



30 Brooks Lane, Whitwick, Coalville, Leicestershire. LE67 5DE

£240,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

NEW KITCHEN, BATHROOM & FLOORING THROUGHOUT! Reddington Sales & Lettings take pleasure in bringing to market this immaculate, 3 BEDROOM semi detached property, which is located in a very desirable area of Whitwick. The property has been much improved by the current owners, including a brand new fitted kitchen, bathroom suite, flooring throughout, garden landscaping and a gravelled driveway. Accommodation comprises; entrance hall, lounge and kitchen/diner to the ground floor and 3 bedrooms and bathroom to the second floor. Viewing is HIGHLY recommended to appreciate the finish and presentation of this property!

EPC rating C, Council tax band B. Tenure- Freehold

FEATURES

- New fitted kitchen
- Impressive kitchen diner
- New flooring throughout
- 3 bedroom semi detached
- Off road parking for 2 cars
- Large enclosed garden
- Modern bathroom
- EPC C
- Council Tax Band B
- Tenure- Freehold



ROOM DESCRIPTIONS

Front

An attractive and traditional frontage with a large gravelled driveway providing off road parking for 2-3 cars.

Entrance Hall

A welcoming, bright and spacious entrance hall with small uPVC double glazed window to the side, access to under stairs storage, ceiling pendant lighting and wood effect flooring.

Lounge

3.58m x 3.43m (11' 9" x 11' 3") A contemporary and stylish living area with uPVC double glazed window to the front, heating radiator, ceiling pendant lighting, wood effect flooring and double doors leading through to the kitchen/diner.

Kitchen/Diner

5.37m x 3.25m (17' 7" x 10' 8") An impressive and high specification kitchen/diner fitted with a selection of new matching wall and base units with worktop over. With uPVC double glazed window to the side and French doors leading out to the garden, integrated electric oven, fridge/freezer, gas hob, extractor hood and washing machine. Tiled splashbacks, single bowl sink and drainer with mixer tap, integrated storage cupboard, dual ceiling pendant lighting and wood effect flooring.

Stairs & Landing

Carpeted stairs leading up from the entrance hall. Landing with uPVC double glazed window to the side and ceiling pendant lighting. Doors giving access to all 3 bedrooms and the bathroom.

Bathroom

1.90m x 1.68m (6' 3" x 5' 6") A modern family bathroom, fitted with a new three piece bathroom suite consisting of P shaped bath with wall mounted mains shower and screen, WC, vanity hand wash basin, uPVC double glazed opaque window to the rear, heated towel rail, ceiling spotlights and tiled flooring.

Bedroom 1

3.45m x 3.31m (11' 4" x 10' 10") Double sized bedroom with uPVC double glazed window to the rear, built in wardrobe storage, heating radiator, ceiling pendant lighting and wood effect flooring.

Bedroom 2

3.38m x 3.04m (11' 1" x 10' 0") Double sized bedroom with uPVC double glazed window to the front, built in wardrobe storage, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 3

2.15m x 2.18m (7' 1" x 7' 2") With uPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

Rear Garden

A large and enclosed rear garden which is also not overlooked. With a landscaped slabbed patio area, ideal for entertaining! And then mostly laid to lawn with gravelled border edges and fenced boundaries.

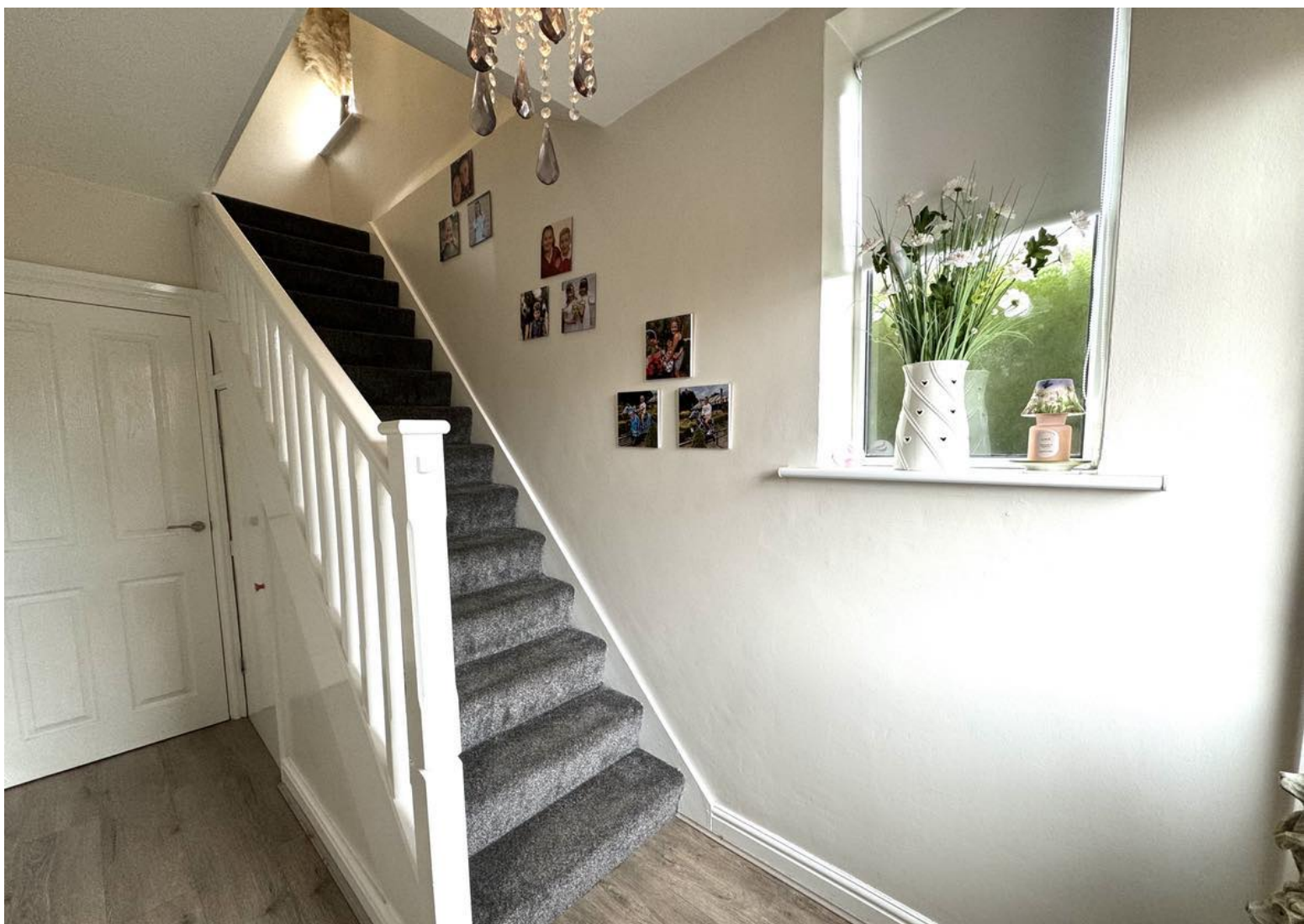
Agents Note

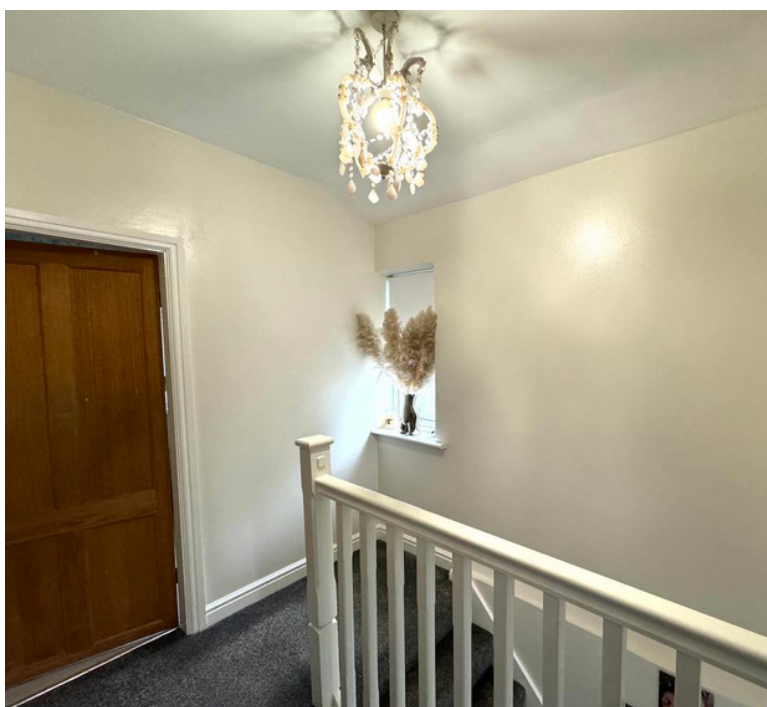
This property is standard built construction. The property is connected to mains gas, electricity and sewerage. Broadband speeds are (standard 3mbps, superfast 79mbps, ultrafast 1000mbps) Mobile signal strengths are full strength for O2, EE and Vodafone and medium strength for Three.

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 & EPC



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		88
(69-80)	C	72	
(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	