



16 Martin Close, Whitwick, Coalville, Leicestershire. LE67 5DY

£240,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

QUIET CUL DE SAC LOCATION! Reddington Sales & Lettings take pleasure in brining to market this traditional 3 bedroom semi detached property which is located in a DESIRABLE AREA on a quiet cul de sac in Whitwick. The property is within easy reach of the local amenities and has good road work links to the surrounding villages and towns. Accommodation comprises; entrance hall, bay fronted lounge with multi fuel burning stove, kitchen/diner and conservatory to the ground floor. To the first floor there is a modern bathroom, 2 double bedrooms with fitted wardrobe storage and a third bedroom. Externally, there is a larger than average rear garden as well as a laid to lawn front garden, single garage and off road parking for several vehicles. Viewing is HIGHLY recommended!

EPC rating C, Council tax band B.

## FEATURES

- Traditional semi detached
- 3 bedrooms
- Large rear garden
- Parking for several vehicles
- Modern bathroom
- Fitted wardrobes to bedroom 1 and 2
- Cul de sac location
- Multi fuel burning stove



# ROOM DESCRIPTIONS

## Front

A traditional frontage with a laid to lawn front garden and a tarmac driveway providing ample off road parking. Driveway leads up to a single garage.

## Entrance Hall

A welcoming entrance with tiled flooring, heating radiator, ceiling pendant lighting and doors giving access to the lounge and kitchen/diner.

## Lounge

3.46m x 4.20m (11' 4" x 13' 9") A good sized lounge area with feature UPVC double glazed bay fronted window, multi fuel burning stove with tiled hearth, heating radiator, ceiling pendant lighting and carpeted.

## Kitchen/Diner

5.45m x 3.52m (17' 11" x 11' 7") An impressively sized kitchen/diner with a selection of matching wall and base units with worktop over, UPVC double glazed window to the side, tiled flooring, heating radiator, 1 1/2 bowl sink and drainer with mixer tap, integrated double oven, integrated gas hob with wall mounted extractor hood, integrated dishwasher, ample space for upright/American fridge freezer, space for large dining table, UPVC double glazed door leading out to the conservatory and ceiling spotlights.

## Conservatory

Accessed via the kitchen/diner with tiled flooring, heating radiator, wall lighting and UPVC door leading out to the garden.

## Stairs & Landing

Carpeted stairs leading up from the entrance hall with UPVC double glazed window to the side, ceiling pendant lighting and doors giving access to all 3 bedrooms and family bathroom.

## Bathroom

1.92m x 2.00m (6' 4" x 6' 7") A modern family bathroom fitted with a white three piece suite consisting of P shaped panelled bath with wall mounted shower and shower screen, low level WC, hand wash basin with vanity unit storage, tiled walling, tiled flooring, chrome wall mounted heated towel rail, UPVC double glazed frosted window to the rear and ceiling spotlights.

## Bedroom 1

2.86m x 4.35m (9' 5" x 14' 3") A great sized master bedroom with an impressive UPVC double glazed bay fronted window, fitted wardrobe & drawer storage, heating radiator, ceiling pendant lighting and carpeted.

## Bedroom 2

2.71 m x 3.56m (8' 11" x 11' 8") A great sized double bedroom with UPVC double glazed window to the rear, fitted wardrobe & drawer storage, heating radiator, ceiling pendant lighting and carpeted.

## Bedroom 3

1.95m x 2.20m (6' 5" x 7' 3") With UPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

## Rear Garden

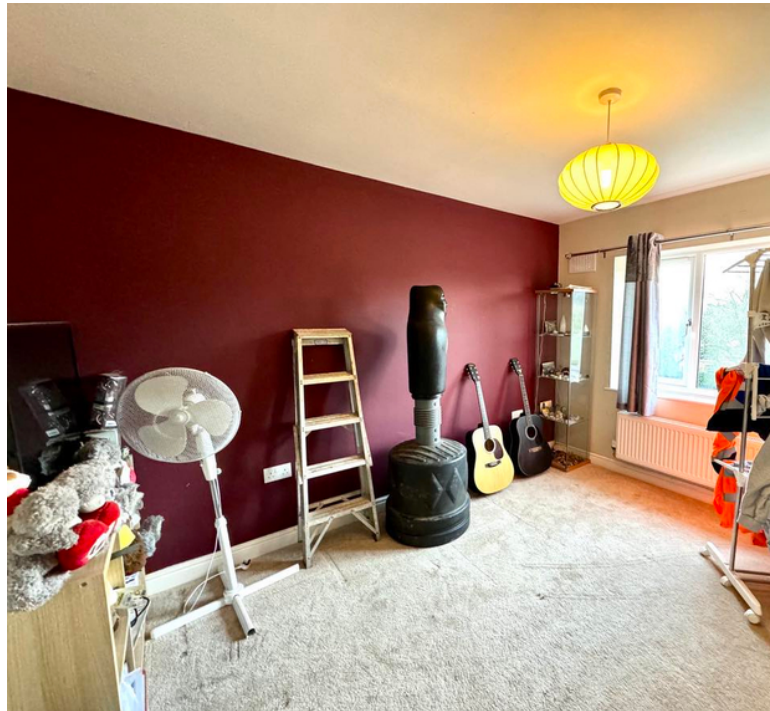
An impressive, larger than average rear garden. Mostly laid to lawn with a corner raised decking area, side large patio area, greenhouse, fenced boundaries, outside security lighting and side gated access.

## 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		
(69-80)	C		83
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	