



18 Farndale, Whitwick, Coalville, Leicestershire. LE67 5BQ

£230,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

DESIRABLE CUL DE SAC LOCATION! Reddington Sales & Lettings are pleased to bring to market this well presented, 3 bedroom semi detached property, which is located at the end of a quiet cul-de-sac in a sought after area of Whitwick. The property is also located on a LARGER THAN AVERAGE PLOT and features a well maintained garden overlooking a brook to the rear, a recently resurfaced tarmac driveway providing off road parking for multiple cars and a large detached brick built garage which is approximately 16ft long. Ground floor accommodation comprises; entrance hall, large lounge/diner and kitchen. To the first floor are 3 bedrooms, toilet and shower room. Viewing is very highly recommended in order to appreciate.

EPC rating D, Council tax band B.

FEATURES

- Cul de sac location
- Off road parking for several cars
- Recently resurfaced driveway
- Approx 16ft long detached garage
- Large rear garden
- Large lounge/diner
- 3 bedroom semi detached



ROOM DESCRIPTIONS

Front

An attractive and traditional semi detached with a recently resurfaced tarmac driveway providing off road parking for multiple cars and a lawned front garden with hedged boundary.

Entrance Hall

A bright and spacious entrance hall with access to a storage cupboard, small uPVC double glazed window to the side, stairs leading up to the first floor and door access to the lounge/diner and kitchen.

Lounge/Diner

3.70m x 6.76m (12' 2" x 22' 2") A large and welcoming lounge/dining area with uPVC double glazed window to the front and sliding doors to the rear, centre electric fireplace with hearth and surround, heating radiator, carpeted and 2x ceiling pendant lighting.

Kitchen

2.71m x 3.37m (8' 11" x 11' 1") Fitted with a selection of fitted wall and base units with worktop over, 1 1/2 bowl sink and drainer with mixer tap, tiled splashbacks, integrated electric oven and gas hob with extractor hood, space and plumbing for washing machine, access to under stairs storage, tiled flooring, ceiling pendant lighting, uPVC double glazed window to the rear and door leading out to the side.

Stairs & Landing

Carpeted stairs leading up from the entrance hall. Landing with small uPVC double glazed window to the side, access to a storage cupboard housing the property Ideal boiler and door access to all 3 bedrooms, the WC and shower room.

Shower Room

With uPVC double glazed frosted window to the rear, corner step in shower cubicle with wall mounted shower and sliding screen, tiled walling, tiled flooring and ceiling pendant lighting.

WC

With small uPVC double glazed frosted window to the rear, tiled walling, tiled flooring, WC and ceiling pendant lighting.

Bedroom 1

3.17m x 3.46m (10' 5" x 11' 4") A good sized double first bedroom with uPVC double glazed window to the front, ample storage space, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 2

2.89m x 3.10m (9' 6" x 10' 2") A good sized double second bedroom with uPVC double glazed window to the rear, ample storage space, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 3

2.44m x 2.49m (8' 0" x 8' 2") With uPVC double glazed window to the front, separate storage cupboard, heating radiator, ceiling pendant lighting and carpeted.

Detached Garage

Approximately 16ft in length with uPVC window to the side and side personnel entrance. With up and over front door with 4 power sockets and lighting.

Rear Garden

A large rear garden with a top paved area with gate leading down to a garden which is ideal for growing vegetables or for a lawned area. The rear boundary directly adjoins Gracedieu brook.

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		86
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	