



15 Lakeshore Crescent, Whitwick, Coalville, Leicestershire. LE67  
5BZ

£260,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

Reddington Sales & Lettings are proud to present this beautifully located three-storey home, offering flexible accommodation to suit a variety of lifestyles. Perfect for families or professional couples – particularly those who wish to work from home – this property boasts two Juliet balconies with stunning views over Hermitage Lake, alongside a spacious master suite with a dressing area and luxury en-suite. Viewing is highly recommended to fully appreciate the size, style and location on offer.

Council Tax Band C      EPC Rating TBC

## FEATURES

- Four Bedroom Semi Detached Property
- Three Storey Flexible Living
- Stunning Lake Views With Twin Juliet Balconies
- Spacious Master Bedroom With En Suite & Dressing Area
- Enclosed Rear Garden With Patio & Shed
- Off Road Parking
- Sought After Location
- EPC Rating TBC
- Council Tax Band C



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

Entered via a composite door, with laminate flooring, pendant lighting and access to the consumer unit.

#### WC

1.55m x 1.51m (5' 1" x 4' 11")

Fitted with a low flush WC, pedestal wash basin with tiled splashback, radiator, extractor fan and lighting.

#### Dining Kitchen

4.69m x 2.75m (15' 5" x 9' 0")

A high-quality fitted kitchen with white Shaker-style base and eye-level units, contrasting worktops with upstands, and a stainless steel 1.5 bowl sink with mixer tap beneath a UPVC double glazed window overlooking the rear garden. Appliances include a Flavel double oven with 8-ring gas hob and extractor over, with further space and plumbing for a washing machine and fridge/freezer. Finished with ceramic tiled flooring, integrated spotlights, radiator, cupboard housing combi boiler (approx. 8 years old) and UPVC double glazed French doors opening onto the rear patio.

### Outside

The outside space is both practical and appealing, with the front of the property providing two convenient off-road parking spaces. To the rear, the fully enclosed garden is finished with timber panel fencing and offers a generous paved patio area ideal for outdoor dining and entertaining, along with a well-kept lawn bordered by mature shrubs and raised beds. Additional features include a garden shed, outside tap, and a personal gate leading to the side of the property. The garden also enjoys the unique advantage of pedestrian access directly onto the grounds of Hermitage Lakes, offering a wonderful setting for scenic walks, recreation, and relaxing in nature.

### First Floor

#### Sitting Room/Bedroom Four

4.71m x 2.55m (15' 5" x 8' 4")

A versatile room featuring twin Juliet balconies with spectacular views across Hermitage Lake. Complete with coving to ceiling, carpet, radiator and pendant lighting.

#### Bedroom Two

3.41m x 2.46m (11' 2" x 8' 1")

UPVC double glazed window to the front aspect, radiator, carpet and pendant lighting.



## ROOM DESCRIPTIONS

### Bedroom Three

3.36m x 2.17m (11' 0" x 7' 1")

Ideal as a child's bedroom or home office, with UPVC double glazed window to the front aspect, carpet, radiator and pendant lighting.

### Family Bathroom

Fitted with a low flush WC, pedestal wash basin, panelled bath with shower over, chrome heated towel rail, extractor fan, integrated spotlights and tiled flooring.

### Second Floor

#### Master Bedroom

6.77m x 4.1m (22' 3" x 13' 5")

An excellent-sized master suite incorporating a dressing area with fitted wardrobes and sliding robes, plus access to the roof space. Two Velux windows provide natural light. Complete with TV aerial and telephone points, carpet and pendant lighting.

#### En-Suite Shower Room

2.7m x 1.69m (8' 10" x 5' 7")

Comprising a low flush WC, vanity sink unit with storage, shower cubicle, built-in cupboards, tiled mirror, chrome heated towel rail, laminate flooring, extractor fan and integrated spotlights.

### Agents Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 14mbps, superfast 87mbps and ultrafast 1800mbps. Mobile signal strengths are strong for O2 and Vodafone and medium for EE and Three.

### Legal Information

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 or 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.

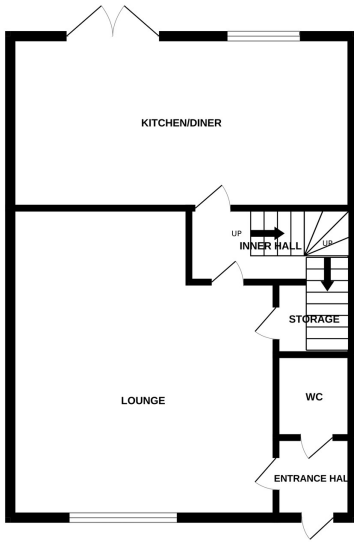




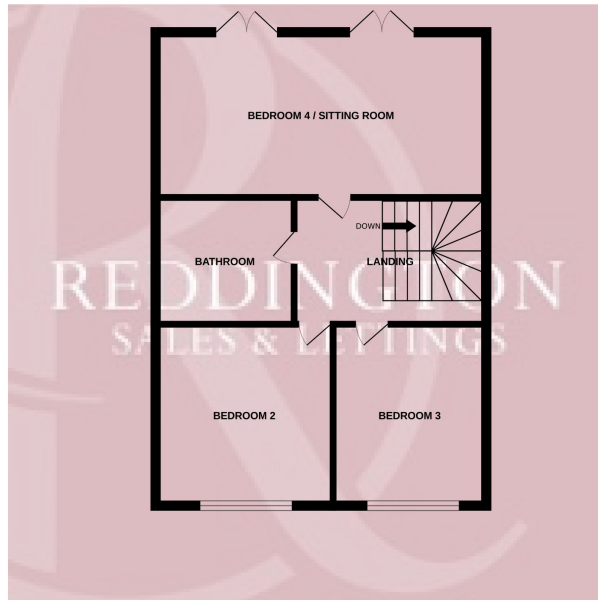


# FLOORPLAN

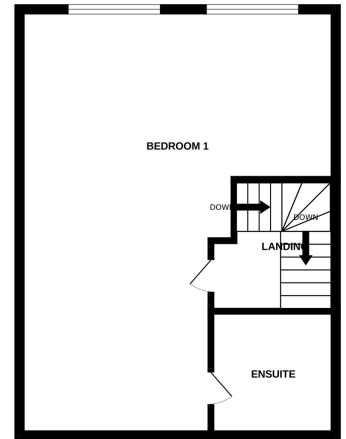
GROUND FLOOR



1ST FLOOR



2ND 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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