



96 Parsonwood Hill, Whitwick, Coalville, Leicestershire. LE67 5AT

£280,000 Freehold

FOR SALE



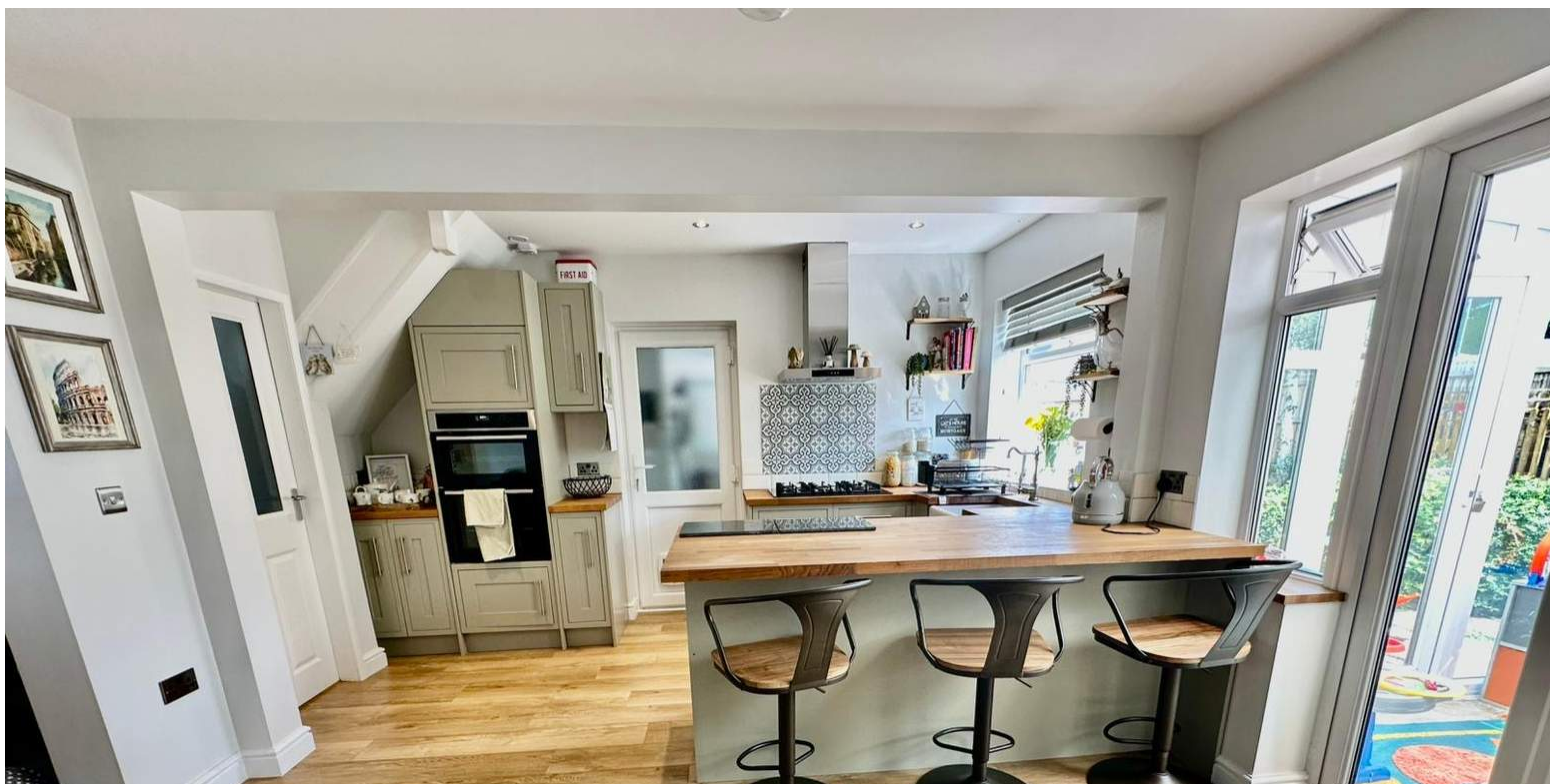
PROPERTY DESCRIPTION

Stylish, spacious, and full of surprises, this beautifully modernised three-bedroom semi-detached home is a true hidden gem! Perfectly suited for families, professionals, or anyone in need of flexible living space, the property is tucked away in a popular residential area and enjoys lovely open views. Inside, the home boasts a stunning open-plan kitchen, diner and sitting room, complete with quality finishes, integrated appliances, a bay window with park views, and a media wall. There's also a bright conservatory ideal as a boot room or office, a handy utility room, and a downstairs WC. Upstairs, you'll find three well-presented bedrooms – two generous doubles and a versatile single – plus a stylish, fully tiled family bathroom. Outside, the surprises continue with a superb 20ft workshop, garage, and ample off-road parking. The rear garden is a true highlight – large, private, and beautifully landscaped with a raised terrace perfect for relaxing or entertaining. A rare find offering space, style, and fantastic potential – early viewing is strongly recommended!

Council Tax Band B EPC TBC

FEATURES

- Three Bedroom Semi Detached Property
- Open Plan Kitchen Dining Sitting Room
- WC & Utility Room
- Workshop With Power & Lighting
- Single Garage & Driveway for Multiple Cars
- Large, Private & Landscaped Garden
- Council Tax Band B
- EPC TBC



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Entered via a UPVC double-glazed door with ceramic tiled flooring, leading to a secondary frosted glazed door. The hallway boasts Amtico light oak flooring, carpeted stairs to the first floor, radiator, coving to the ceiling, and a smoke alarm.

Open Plan Kitchen/Dining/Sitting Room

A standout feature of the home, this beautifully designed open-plan space combines style, practicality, and comfort in one generous layout. The kitchen area is fitted with chic olive green base and eye-level units, complemented by warm butcher block worktops and a classic Belfast sink. It's fully equipped with a Neff gas hob, integrated fridge, and a brand-new double oven with grill, while thoughtful touches like wine storage, a breakfast bar, feature lighting, and tiled splashbacks add charm and functionality. A large UPVC window frames views over the rear garden and raised terrace, bringing in plenty of natural light. The dining space features sleek wall-mounted designer radiators and ambient spotlighting, perfect for both everyday meals and entertaining. The sitting area offers a cosy retreat with a bay window overlooking the park, a custom media wall with TV points, and a relaxed, welcoming atmosphere that makes it the heart of the home.

Conservatory

A bright and versatile UPVC double-glazed conservatory with vinyl flooring – ideal as a playroom, boot room, or home office.

WC

A neatly presented ground floor WC with vinyl flooring, wall-mounted basin, low flush toilet, and electric lighting – ideal for guests and everyday convenience.

Utility

A practical space with plumbing for a washing machine, room for an under-counter freezer, eye-level storage units, pendant lighting, and door to the rear garden and garage.

First Floor

Landing

The carpeted landing offers access to a part-boarded loft with ladder and lighting, and features a smoke alarm, radiator, and a UPVC window to the side for natural light.

Bedroom One

4m x 3.2m (13' 1" x 10' 6") A generous double bedroom featuring a front-facing UPVC window, light oak laminate flooring, pendant lighting, and a stylish designer radiator.

Bedroom Two

3.6m x 3m (11' 10" x 9' 10") Another double bedroom with UPVC window overlooking the garden, fitted wardrobes, varnished flooring, and a cupboard housing the Ideal combi boiler. Carbon monoxide alarm and radiator also included.



ROOM DESCRIPTIONS

Bedroom Three

2.3m x 1.8m (7' 7" x 5' 11") Ideal as a single bedroom, dressing room or home office. Features include UPVC window to front, exposed varnished floorboards, and a single radiator.

Bathroom

Stylish and fully tiled with a P-shaped bath, Triton electric shower, mixer tap, WC and vanity basin, extractor fan, integrated lighting, radiator, and UPVC frosted window.

Outside

Workshop

Approx. 20ft x 11ft.

A real bonus space, fitted with electric light and power – perfect for anyone with a hobby, small business, or storage needs.

Garage & Driveway

Single garage and a spacious driveway offering off-road parking for multiple large vehicles.

Garden

A truly special garden – large, private and tree-lined, with multiple entertaining zones. The raised terrace area is a favourite feature, ideal for outdoor dining, BBQs, or just relaxing in the sun

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 6mbps, superfast 84mbps and ultrafast 1800mbps. Mobile signal strengths are strong for O2 and Vodafone and medium for EE and Three.

Legal Information

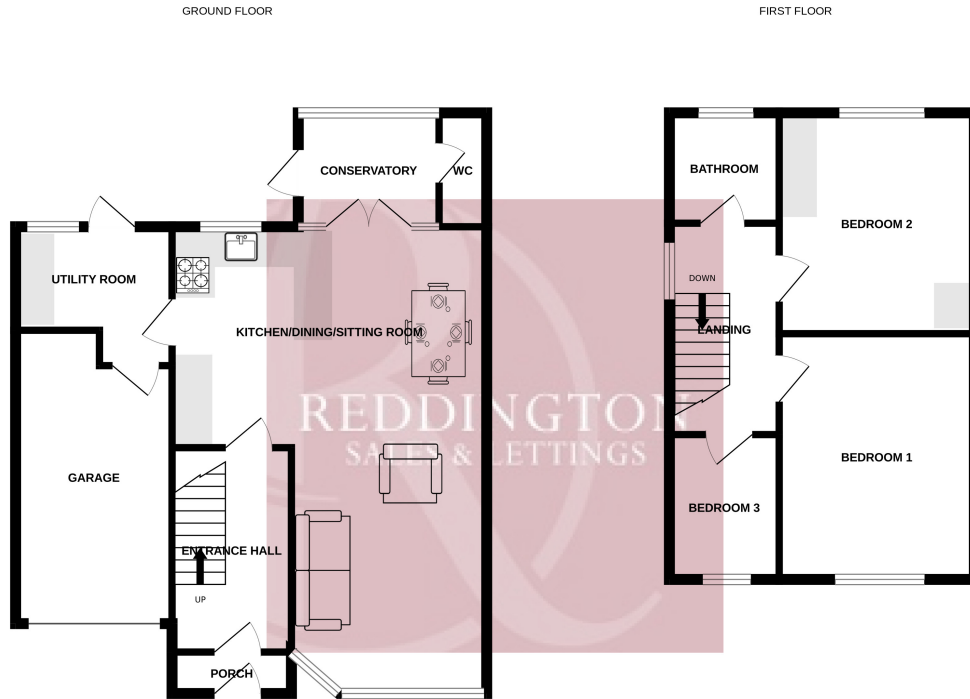
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FLOORPLAN



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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