



**27 Carter Dale, Whitwick, Coalville, Leicestershire. LE67 5AJ**

**£250,000 Freehold**

**FOR SALE**





## PROPERTY DESCRIPTION

This beautifully presented three-bedroom home is tucked away at the top of a quiet cul-de-sac in a sought-after area, making it an ideal choice for families or first-time buyers. Inside, the property offers a bright sitting room with feature fireplace, a dining area opening onto the garden, and a stylish shaker-style kitchen with integrated appliances. Upstairs, there are two generous double bedrooms, a third versatile bedroom, and a modern family bathroom.

Outside, the landscaped rear garden boasts two patio areas and well-stocked raised beds, while the front provides a block-paved driveway and garage with power and lighting. With its modern interiors, excellent layout, and peaceful setting, early viewing is highly recommended to fully appreciate both the home and its prime location.

EPC Rating TBC      Council Tax Band B

## FEATURES

- Three Bedroom Semi Detached Property
- Open Plan Ground Floor
- Garage & Driveway for 4 Cars
- Private Landscaped Garden
- Gas Central Heating & UPVC Double Glazing
- Cul-de-sac Location
- Kitchen With Appliances
- Council Tax Band B
- EPC Rating TBC



## ROOM DESCRIPTIONS

### Entrance Hall

Entered via a composite front door with leaded frosted glass panels and matching side window. The hallway features laminate flooring, a useful cloak cupboard housing the consumer unit and electric meter, and provides access to the sitting room.

### Sitting Room

5.70m x 3.45m (18' 8" x 11' 4") - Including Recess

A bright and inviting space with a feature marble-style surround fireplace, matching hearth, and electric fire. Large UPVC double-glazed window to the front aspect, two radiators, ceiling pendant lighting, and laminate flooring. Stairs lead to the first-floor landing. An archway opens into the dining area.

### Dining Room

2.85m x 3.55m (9' 4" x 11' 8")

With UPVC patio doors opening onto the raised garden patio, coving to the ceiling, ceiling pendant lighting, a radiator, and laminate flooring. Door leading to the kitchen.

### Kitchen

2.71m x 3.35m (8' 11" x 11' 0")

This stylish, fully fitted shaker-style ivory kitchen is both practical and beautifully presented, complemented by contrasting butcher's block effect rolled-edge work surfaces and tiled splashbacks. It comes complete with a range of integrated appliances, including a four-ring electric hob with stainless steel extractor above, a brand-new electric oven, Electrolux dishwasher, Zanussi washing machine, and Zanussi fridge/freezer. A ceramic sink with mixer tap is perfectly positioned beneath a UPVC double-glazed window overlooking the rear garden, while ceramic tiled flooring adds a modern finish. Additional features include an under-stairs storage cupboard with shelving, pendant lighting, and a composite door with frosted glass providing convenient access to the driveway.

### Outside

The rear garden features two patio areas – a raised terrace directly off the dining room and a second seating area at the far end – plus well-stocked raised beds. The garden is enclosed with timber panel fencing and includes an iron gate giving access to the driveway.

### Garage

2.50m x 4.59m (8' 2" x 15' 1")

The garage is fitted with an up-and-over door, electric light, and power. The block-paved driveway provides off-road parking for multiple vehicles. Additional benefits include security lighting and an outside tap.





## ROOM DESCRIPTIONS

### First Floor

#### Landing

Carpeted with a UPVC double-glazed frosted side window, pendant lighting, loft access, and airing cupboard housing the gas central heating boiler.

#### Bedroom 1

2.82m x 3.48m (9' 3" x 11' 5")

A spacious double bedroom with UPVC double-glazed window to the front aspect, fully fitted wardrobes with matching side units, laminate flooring, and radiator.

#### Bedroom 2

3.37m x 2.72m (11' 1" x 8' 11")

Another double room with UPVC double-glazed window to the rear aspect, laminate flooring, radiator, and pendant lighting.

#### Bedroom 3

2.27m x 2.59m (7' 6" x 8' 6")

A good-sized single bedroom, currently used as an office, with UPVC double-glazed window to the front aspect, laminate flooring, and radiator.

#### Bathroom

2.25m x 1.66m (7' 5" x 5' 5")

Fully tiled with a modern white suite comprising a P-shaped bath with shower over, vanity wash basin with mixer tap, and concealed cistern WC. Chrome heated towel rail, ceramic tile flooring, and UPVC frosted double-glazed rear window.

### 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 4mbps, superfast 76mbps and ultrafast 1800mbps. Mobile signal strengths are strong for O2 and EE and medium for Vodafone.

### 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 & EPC



27 CARTER DALE, WHITWICK, LEICESTERSHIRE, LE67 5AJ

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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