



**109 Talbot Street, Whitwick, Coalville, Leicestershire. LE67 5AX**

**£420,000 Freehold**

**FOR SALE**





## PROPERTY DESCRIPTION

New to the market on Talbot Street in Whitwick, this extended and beautifully presented family home offers versatile living across three floors and is ideally located close to local amenities. The property features a stunning open-plan breakfast kitchen and family area with striking royal blue units, quartz worksurfaces, a central island, and French doors opening onto a raised terrace balcony with far-reaching views—creating the perfect hub of the home. With multiple reception spaces including a snug, home office, and flexible ground-floor room ideal as a bedroom or playroom, the layout is both practical and adaptable. The first floor boasts three well-proportioned bedrooms, including a superb main suite with walk-in wardrobe and en-suite shower room. Outside, the property benefits from a generous garage, private rear garden with tiered decking, patio, and lawn, all enclosed for privacy. With its spacious accommodation and stylish finish, early viewing is highly recommended.

EPC Rating C      Council Tax Band E

## FEATURES

- Four Bedroom Detached Property
- Open Plan Kitchen Area
- Close to Local Amenities
- Private Rear Garden
- Extended & Well Presented Throughout
- Off Road Parking & Garage
- EPC Rating C
- Council Tax Band E



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Porch

1.48m x 1.56m (4' 10" x 5' 1")

Entered via a composite front door into the porch with ceramic tiled flooring, leading into the entrance hallway.

#### Entrance Hallway

3.02m x 2.21m (9' 11" x 7' 3")

A spacious hallway with laminate flooring and stairs rising to the first-floor landing.

#### Reception Room/Bedroom Four

2.79m x 3.57m (9' 2" x 11' 9")

Currently used as a bedroom, this versatile space has also been used as a guest room or would make a perfect playroom/third reception room. Features include a UPVC double-glazed window to the side aspect, radiator, and fitted carpet. A door leads into the separate utility room.

#### Utility Room

2.53m x 1.95m (8' 4" x 6' 5")

With a UPVC double-glazed door and window to the side aspect, ceramic tiled flooring, wall-mounted Worcester gas central heating boiler, ceramic drainer sink with mixer tap, shelving, space and plumbing for a washing machine, open storage units, and integrated spotlights.

#### Office/Study

3.04m x 2.11m (10' 0" x 6' 11")

An excellent home-working space with a UPVC double-glazed window to the front aspect, laminate flooring, and pendant lighting.

### Downstairs WC

1.94m x 0.92m (6' 4" x 3' 0")

Fitted with a low flush WC and vanity unit with mixer tap, tiled splashback, ceramic tiled flooring, extractor fan, and lighting.

### Lower Level - Sitting Room/Snug

3.57m x 3.02m (11' 9" x 9' 11")

Reached via five carpeted steps with banister. Featuring a UPVC double-glazed window overlooking Ringfield, radiator, pendant ceiling light, and fitted carpet.

### Open Plan Breakfast Kitchen & Family Area

This stunning extended kitchen and family space has been beautifully designed to make the most of the rear views, featuring striking royal blue units with a matching island, quartz worksurfaces, an integrated double sink with mixer tap and hose, integrated dishwasher, integrated microwave, and a freestanding Rangemaster Classic Deluxe with extractor above. Feature lighting, including integrated spotlights, enhances the contemporary feel, while three Velux windows flood the room with natural light. UPVC glazed windows and a door open out to the raised terrace balcony, and a multi-fuel burner adds warmth and character, making this versatile area an exceptional hub of the home.

### Outside

The property enjoys a generous garage (4.65m x 5.90m) with an up-and-over door, eaves storage, electric light and power, along with the convenience of a personal side door. The garden, accessed via a side gate with space for bin storage, offers a thoughtfully designed outdoor retreat. Steps lead down to a tiered composite deck/veranda, with further steps to a paved patio ideal for seating and entertaining. Beyond, a lawn with established shrub borders is enclosed by timber panel fencing, creating a private and versatile outdoor space. Property also benefits from an electric car charging point.





# ROOM DESCRIPTIONS

## First Floor

### Landing

Spacious landing with UPVC double-glazed window to the front aspect, radiator, carpet, access to roof space, and storage cupboards.

### Bedroom Two

3.35m x 2.67m (11' 0" x 8' 9")

A double room with UPVC double-glazed window to the front aspect, radiator, and fitted carpet.

### Family Bathroom

2.02m x 2.69m (6' 8" x 8' 10")

Fitted with a P-shaped bath with shower and handset over, low flush WC, vanity sink unit with mixer tap, wall-mounted mirror, chrome heated towel rail, ceramic tiled flooring, part tiled walls, extractor fan, and UPVC frosted window to the side aspect.

### Bedroom One

3.67m x 3.03m (12' 0" x 9' 11")

A spacious double with UPVC double-glazed window to the rear aspect, radiator, and fitted carpet. Benefits from:

- Walk-in Wardrobe (2.04m x 2.08m) with lighting and ample storage
- En-suite Shower Room (2.96m x 1.30m) comprising a large fully tiled double shower, vanity unit with ceramic bowl sink and mixer tap, wall-mounted mirror, chrome heated towel rail, extractor fan, and ceramic tiled flooring. UPVC frosted window to the front aspect.

### Bedroom Three

A double bedroom reached via five steps down, featuring a UPVC double-glazed window with far-reaching views, radiator, and fitted carpet.

## 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 5mbps, superfast 49mbps and ultrafast 1800mbps. Mobile signal strengths are strong for O2 and EE and medium for Vodaphone.

## 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.





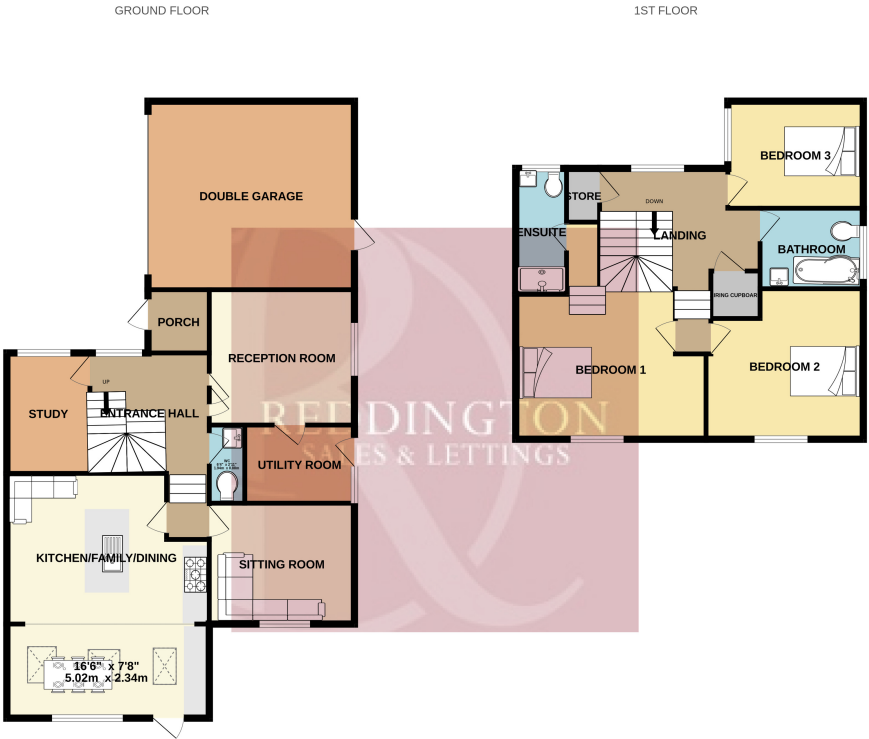








FLOORPLAN & EPC



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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	