



123 Grace Dieu Road, Whitwick, Coalville, Leicestershire. LE67
5AP

£325,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

MUCH SOUGHT AFTER POSITION! Reddington Sales & lettings are pleased to present to the market this 3 bedroom, detached family home, which is situated in a highly desirable area of Whitwick overlooking the countryside and woodland, with fantastic walks on the doorstep! Offered with NO UPWARDS CHAIN, the property is in need of modernisation, however offers spacious living over a generous plot size. Ground floor accommodation comprises; entrance hall, lounge, dining room, kitchen/diner, WC and garage. To the first floor are 3 good sized bedrooms and a large family bathroom. To the rear is an enclosed garden, which is not overlooked and to the front there is a small garden and a driveway providing off road parking.

EPC awaited, Council tax band D. Tenure- Freehold

FEATURES

- NO UPWARD CHAIN
- Generous plot
- Close to countryside walks
- Desirable Grace Dieu Road
- In need of modernisation
- Ground floor WC
- 2 reception rooms
- Integral garage
- EPC awaited
- Tenure- Freehold
- Council Tax Band D



ROOM DESCRIPTIONS

Front

An attractive and large frontage with laid to lawn garden with hedged front, slabbed pathway and a tarmac drive providing off road parking for 2 cars.

Entrance Hall

A spacious entrance with stairs leading up to the first floor, heating radiator, wall and ceiling lighting and access through to the lounge.

Kitchen/Diner

3.40m x 3.02m (11' 2" x 9' 11") A spacious kitchen/dining area which is fitted with a selection of wall and base units with worktop over and breakfast bar. With uPVC double glazed windows to the side and rear, stainless steel circular sink, integrated double oven, gas hob, extractor hood and dishwasher. Access to an under stairs storage cupboard, dual ceiling pendant lighting and carpeted. Door access through to the WC and garage.

Lounge

4.98m x 3.61m (16' 4" x 11' 10") A great sized, dual aspect lounge with a feature uPVC double glazed bay window to the front and further window to the side. Character beam ceilings, fireplace and hearth, heating radiator, carpeted and access through to the dining room, kitchen/diner and entrance hall.

Dining Room

3.40m x 2.87m (11' 2" x 9' 5") A large sized second reception/dining room. With wooden window to the side and uPVC door leading out to the rear. With fireplace and surround, heating radiator, dual ceiling pendant lighting and door access to the lounge and kitchen/diner.

WC

A handy ground floor WC with WC and hand wash basin. Small window to the rear.

Integral Garage

With up and over front door and personnel door access.

Stairs & Landing

Carpeted stairs leading up from the entrance hall. Landing with uPVC double glazed window to the side, access to a separate storage cupboard and door access to all 3 bedrooms and the bathroom.

Bathroom

3.11m x 1.79m (10' 2" x 5' 10") A large, family bathroom fitted with a corner step in shower cubicle, panelled bath, WC, hand wash basin and bidet. uPVC double glazed opaque window to the rear, heating radiator, tiled walling and ceiling pendant lighting.

Bedroom 1

3.43m x 3.45m (11' 3" x 11' 4") A large double sized bedroom with uPVC double glazed window to the front, fitted wardrobe/drawer storage, ceiling pendant lighting and carpeted.

Bedroom 2

3.37m x 3.26m (11' 1" x 10' 8") A good double sized bedroom with uPVC double glazed window to the rear, radiator, ceiling pendant lighting and carpeted.

Bedroom 3

2.55m x 2.44m (8' 4" x 8' 0") With uPVC double glazed window to the front, radiator, ceiling pendant lighting and carpeted.

Rear Garden

A great sized garden, which is not overlooked at all. With a side patio area and steps leading down to the mostly laid to lawn garden. With outside tap access, side gated access and fenced & hedged boundaries.

Agents Note

This property is standard built construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are (standard 2mbps, superfast 32mbps, ultrafast 1000mbps) Mobile signal strengths are full strength for EE, medium strength for O2 and Vodafone and weak strength for Three.

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

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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