



11 Hilary Crescent, Whitwick, Coalville, Leicestershire. LE67 5PN

£240,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

This charming bungalow features a welcoming entrance hall leading to a spacious sitting room with a wall-mounted gas fire and a large front-facing window. The home offers two well-sized double bedrooms, a modern bathroom with a white three-piece suite, and a light oak-effect breakfast kitchen with garden views. The kitchen includes a stainless steel sink, ample storage, and space for essential appliances, with a small conservatory to the side.

The exterior boasts a generous garden with a mix of lawn, gravelled areas, and a brick-paved patio, all enclosed by timber panel fencing. The low-maintenance front garden provides privacy with mature shrubs and gravelled sections. There is a garden shed, an outside tap, and a garden coal house, making this property perfect for comfortable living with convenient outdoor space.

EPC RATING D COUNCIL TAX BAND B

FEATURES

- Two Double Bedrooms
- Semi detached bungalow
- Breakfast kitchen
- Gas central heating
- uPVC double glazed windows
- Lovely garden with shed
- Available with vacant possession
- NO CHAIN
- EPC Rating D
- Council Tax Band B



ROOM DESCRIPTIONS

Full Description

Entrance Hall

Entrance Porch:

The property is entered via a UPVC double-glazed door leading to an initial area measuring 0.93 x 0.85m, followed by a wooden panelled door into the entrance hallway.

Entrance Hallway:

- Features: Double panel radiator, pendant lighting, smoke alarm, carpeted flooring.
- Cupboard: Housing a wall-mounted Vaillant combi boiler with shelving for storage.

Breakfast kitchen

The kitchen is well-lit with natural light with uPVC double glazed windows to the rear and side aspects.

Features: It includes a stainless steel drainer sink with a mixer tap installed on a rolled-edge worktop. The kitchen also has fully fitted units with tile splashback, space, and plumbing for a washing machine, gas cooker, and fridge/freezer.

Additional: The room is equipped with a radiator, pendant lighting, vinyl flooring, and a wooden-glazed frosted door that leads to the side conservatory.

Sitting Room

Features include a wall-mounted gas fire, pendant lighting, wall lights, double panelled radiator, and a UPVC double-glazed window to the front aspect. The flooring is carpeted, and there is a TV aerial point.

Bathroom

The bathroom is equipped with a white three-piece suite, comprising a low flush WC, a pedestal wash basin, and a bath. The flooring is Vinyl. The walls are partially tiled, and there is a single-panel radiator, ceiling lighting, access to the roof space, and a UPVC double-glazed frosted window on the side.

Bedroom One

3.66m x 3.05m (12' 0" x 10' 0")

Features: UPVC window overlooking the garden, two single panel radiators, pendant lighting, and carpeted flooring.

Bedroom Two

3.65m x 3.31m (12' 0" x 10' 10")

Features: UPVC double-glazed window at the front, radiator, pendant lighting, and carpeted flooring.

Conservatory

1.66m x 1.76m (5' 5" x 5' 9")

Features: Partially brick with UPVC double-glazed windows, lighting, and a rear aspect door.



ROOM DESCRIPTIONS

Garden

The property features a spacious plot with a pathway leading to the rear garden, enclosed by timber panel fencing.

Layout: The garden is part lawned and part gravelled, making it easy to maintain.

Additional features: There is a small brick-paved patio area, a garden shed, a pathway leading to the front of the property, and a low-maintenance front garden with gravel and mature shrubs.

Additional amenities: The property includes an outside tap, a washing line, a garden coal house, and a gate for added privacy.

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 80mbps and Ultrafast 1000mbps. Mobile signal strengths are strong for Vodafone and medium strengths for EE, O2 and Three.

Legal Information

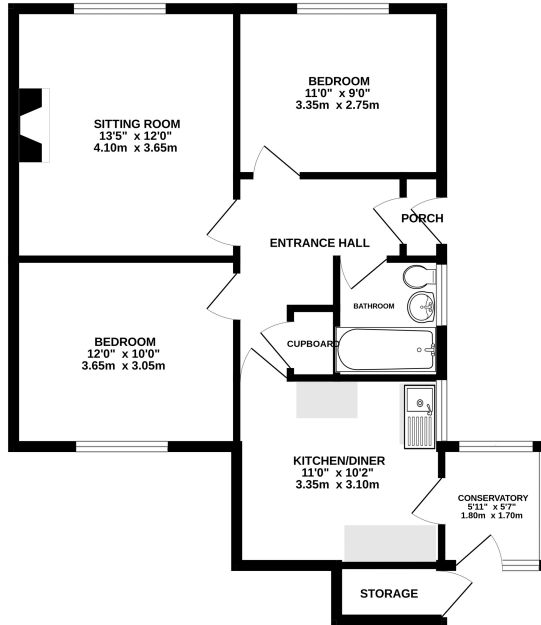
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FLOORPLAN & EPC

GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA: 659 sq.ft. (61.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	