



12 Peterfield Road, Whitwick, Coalville, Leicestershire. LE67 5PR

£285,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Reddington's are pleased to bring to market this well-presented three-bedroom detached home, set on an extensive corner plot in a quiet location close to local amenities. The property offers spacious and versatile living accommodation, with three well-proportioned bedrooms, multiple reception spaces, and a kitchen diner. Externally, the home benefits from driveway parking to the front, an additional driveway with double garage to the rear, and generous gardens with scope to extend to the side or rear (subject to planning permission). With its excellent plot size, flexible layout, and sought-after setting, early viewing is highly recommended.

EPC Rating D Council Tax Band D

FEATURES

- Three Bedroom Detached Property
- Driveway Parking for Multiple Cars
- Double Garage
- Extensive Corner Plot With Scope To Extend (STPP)
- Close to Local Amenities
- Quiet Sought After Location
- Large Private Garden
- Council Tax Band D
- EPC Rating D



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Entered via a composite door, the hallway gives access to the sitting room, living/dining room, and kitchen diner.

Living/Dining Room

8.48m x 3.61m (27' 10" x 11' 10")

A spacious reception room featuring a UPVC bay window to the front, two side aspect windows, and sliding patio doors opening onto the rear garden. The room is carpeted throughout and includes a feature fireplace, creating a bright yet cosy living space.

Kitchen/Diner

5.23m x 3.45m narrowing to 2.69m (17' 2" x 11' 4")

Fitted with a range of wall and base units with work surfaces, incorporating a one and a half bowl sink and drainer. Integrated appliances include an oven with grill, gas hob, and extractor hood, with plumbing and space for further appliances. A UPVC window overlooks the rear aspect, while a UPVC door provides direct access to the garden.

Sitting Room/Study

4.34m x 2.21m (14' 3" x 7' 3")

A versatile reception space with a UPVC window to the front aspect, carpeted throughout. Accessed via the hallway or kitchen diner, this room offers flexibility to be used as a second sitting room, home office, or study to suit your needs.

Outside

Occupying an extensive corner plot, the garden offers lawn and patio areas with a rear gate leading to the driveway and a double garage, complete with up-and-over door, dual aspect single glazed windows, lighting, and power. To the front, a further lawn and driveway provide additional parking. The property also offers excellent scope to extend to the rear or side, subject to planning permission.

First Floor

Landing

Carpeted throughout, with a UPVC window to the side aspect, the landing provides access to the bathroom and all three bedrooms.

Bedroom One

4.45m x 3.25m (14' 7" x 10' 8")

A spacious double bedroom with a UPVC bay window to the front aspect, an additional side window, and carpeted flooring.



ROOM DESCRIPTIONS

Bedroom Two

3.48m x 2.87m (11' 5" x 9' 5")

Another generous double bedroom featuring dual aspect UPVC windows, carpeted flooring, and a useful storage cupboard.

Bedroom Three

Another generous double bedroom featuring dual aspect UPVC windows, carpeted flooring, and a useful storage cupboard.

Bathroom

2.46m x 2.29m (8' 1" x 7' 6")

Fitted with a bath with shower over, sink with vanity unit beneath, and a low flush WC. A frosted UPVC window to the rear aspect provides natural light and privacy. Finished with spotlights, half-height tiling (full height around the shower), and wood-effect flooring.

Agents Notes

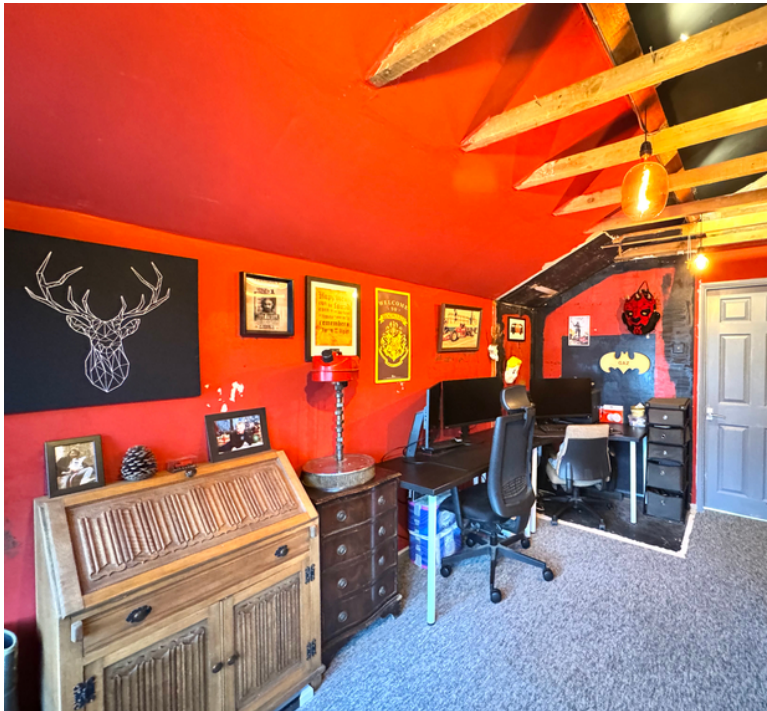
This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 5mbps, superfast 90mbps and ultrafast 1800mbps. Mobile signal strengths are medium for O2, EE, Vodafone and Three.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	