

11 School Lane, Whitwick, Coalville, Leicestershire. LE67 5HE £250,000 Freehold FOR SALE



PROPERTY DESCRIPTION

This two-bedroom detached bungalow, set on a generous plot in the sought-after village of Whitwick, offers spacious and flexible accommodation with scope for further improvement. The property is entered via a UPVC double-glazed porch into a bright and welcoming hallway, leading to two double bedrooms with fitted storage, a well-appointed family bathroom, and a modern fitted kitchen with breakfast bar and garden access. The spacious sitting/dining room, complete with feature fireplace, opens into a light-filled conservatory overlooking the rear garden, which provides multiple patio areas, lawn, and shed. With off-road parking for two cars, gas central heating via a Worcester boiler, UPVC double glazing throughout, and recent upgrades including rewiring and new fascia boards, this attractive home combines comfort with potential, all within easy reach of local amenities and countryside walks.

EPC Rating D Council Tax Band C

FEATURES

- Two Bedroom Detached Bungalow
- Popular Village Location
- Spacious Living/Dining Room
- Large South West Facing Garden
- Off Road Parking for Multiple Cars
- Close to Local Amenities & Countryside Walks
- Recently Rewired With New Consumer Unit
- Council Tax Band C
- EPC Rating D



ROOM DESCRIPTIONS

Entrance Porch

3.56m x 1.22m (11' 8" x 4' 0")

Entrance Hallway

Entered via a UPVC double-glazed porch, the property opens into a welcoming and spacious entrance hallway, complete with laminate flooring, radiator, electric sockets, and a glass-panelled door leading through to the main hallway. The main entrance hallway is a particular feature of this bungalow, offering space and light, with a double panel radiator, pendant lighting, smoke alarm, and access to the roof space.

Bedroom One

3.45m x 3.58m (11' 4" x 11' 9")

A generous double room with a UPVC double-glazed bay window to the front aspect, fitted wardrobes, double panel radiator, pendant lighting, and carpet flooring.

Bedroom Two

3.48m x 3.38m (11' 5" x 11' 1")

Benefiting from fitted wardrobes with overhead storage and matching side units, plus a fitted dressing table. UPVC double-glazed window to the side aspect, radiator, and carpet flooring.

Shower Room

1.7m x 2.16m (5' 7" x 7' 1")

A well-appointed family bathroom featuring a low-level WC, pedestal wash hand basin, and a spacious double shower cubicle. The room benefits from fully tiled walls, ceramic tiled flooring, a frosted UPVC double-glazed side window, and a fitted storage cupboard housing the Worcester boiler. Additional features include a radiator, wall-mounted heater, and handrail.

Kitchen

2.21m x 3.58m (7' 3" x 11' 9")

A bright and functional fitted kitchen with a breakfast bar, offering white base and eye-level units complemented by oak-effect worktops and matching upstands. It includes a one-and-a-half bowl ceramic sink with mixer tap, integrated Logic fan-assisted oven with electric hob and stainless steel extractor, plus space and plumbing for a washing machine and freestanding fridge/freezer. Finished with laminate flooring, ceiling light, radiator, and smoke alarm, the room also benefits from a UPVC double-glazed side door providing access to the garden.

Lounge Diner

7.26m x 4.29m (23' 10" x 14' 1")

A spacious and flexible living area, with a marble-effect Adam-style fire surround, matching hearth, and inset gas coal-effect fire. Bay-fronted UPVC double-glazed window, coving to ceiling, radiators, lighting, and aluminium double-glazed patio doors leading to:





ROOM DESCRIPTIONS

Garden Room

3.45m x 2.54m (11' 4" x 8' 4")

A light-filled additional reception space with double-glazed windows, tiled flooring, two radiators, and a patio door opening onto the rear garden.

Outside

The rear garden offers excellent outdoor space, with multiple patio seating areas (some raised), lawn, garden shed, and a pathway leading through the garden with access to the front of the property. The front driveway provides off-road parking for two cars.

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 47mbps and ultrafast 1800mbps. Mobile signal strengths are strong for O2, EE and Vodaphone and medium for 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.









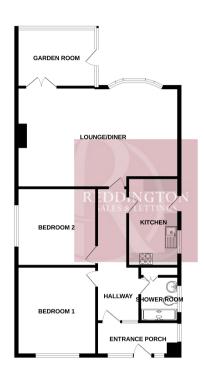






FLOORPLAN & EPC

GROUND FLOOR



White every attempt has been made to ensure the accuracy of the floopsian contained here, measurements of doors, windows, from and any other terms are approximate and no responsibility is sainn for any error, prospective purchase. The services, systems and applicate behavior have not been stead and no guarantee as to their operations of the properties purchase. The services, systems and applicate behavior have not been stead and no guarantee as to their operationally or efficiency can be given.

