



**4 Cademan Street, Whitwick, Coalville, Leicestershire. LE67 5AD**

**£290,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

A REAL FIND! Reddington Sales & Lettings take pleasure in bringing to market this immaculate 3 double bedroom semi detached property, which is located on the highly sought after Cademan Street in Whitwick. To the ground floor is a large bay fronted lounge, an impressive and spacious kitchen/diner with separate utility, WC and an open plan conservatory. The first floor landing has been extended into the roof space and features a large skylight which lets in lots of natural sunlight and there is then access to 3 double bedrooms and a family bathroom. Externally, there is an extensive rear garden with a large workshop at the end. To the front is a large driveway providing off road parking for multiple cars.

EPC rating D, Council tax band C. Tenure- Freehold

## FEATURES

- 3 double bedrooms
- Conservatory
- Stunning kitchen/diner
- Bay fronted lounge
- Modern family bathroom
- Extensive garden
- Large workshop
- Fantastic location
- Large driveway
- EPC D
- Tenure- Freehold
- Council Tax Band C



# ROOM DESCRIPTIONS

## Front

A traditional frontage with a very large front private driveway which provides off road parking for 4 cars easily.

## Entrance Hall

3.41m x 0.90m (11' 2" x 2' 11") A welcoming entrance hall with a large cloak closet, wooden front door, heating radiator, designer lighting and carpeted.

## Lounge

3.92m x 3.43m (12' 10" x 11' 3") A bright and airy lounge with a feature uPVC double glazed bay fronted window to the front, feature window through to the kitchen, additional window to the side, gas fireplace, heating radiator, ceiling pendant lighting and carpeted.

## Kitchen/Diner

5.41m x 3.31m (17' 9" x 10' 10") An impressive and spacious kitchen/dining area fitted with a selection of gloss wall and base units with worktop over. Solid oak floors and worktops with integrated 5 ring gas hob, electric oven, fridge/freezer and dishwasher. 1 1/2 bowl sink and drainer with mixer tap, designer heating radiator, pantry, ceiling spotlights and open plan to conservatory and access to the utility room.

## Conservatory

2.97m x 2.94m (9' 9" x 9' 8") Open plan leading off from the kitchen/diner. With uPVC double glazed French doors leading out to the rear garden, heating radiator, wood effect flooring and wall lighting.

## Utility Room

2.13m x 2.09m (7' 0" x 6' 10") With a handy ground floor WC, 1 1/2 bowl sink and drainer, space for washing machine, fitted wall and base units with worktop over, heating radiator, tiled flooring, uPVC door leading out to the rear garden and ceiling spotlights.

## Stairs & Landing

Carpeted stairs leading up from the entrance hall. Double height ceiling with impressive skylight allowing for a lot of natural daylight.

## Bedroom 1

4.01m x 2.97m (13' 2" x 9' 9") Double sized bedroom with a feature uPVC double glazed bay window to the front and extra window to the side, fitted wardrobes, heating radiator, ceiling pendant lighting and carpeted.

## Bedroom 2

3.32m x 2.45m (10' 11" x 8' 0") Double sized bedroom with uPVC double glazed window to the side and rear, fitted wardrobes, heating radiator, ceiling pendant lighting and carpeted.

## Bedroom 3

2.87m x 2.13m (9' 5" x 7' 0") Double sized bedroom with uPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

## Bathroom

2.07m x 1.82m (6' 9" x 6' 0") A modern, high specification family bathroom fitted with a white three piece suite consisting of bath with wall mounted shower over with shower screen, tiled walling, boiler cupboard, uPVC double glazed window to the rear, laminate flooring and ceiling spotlights.

## Rear Garden

An impressive and extensive rear garden with a large lawned area leading up to a large workshop with power, lighting and decking area. Fenced and walled boundaries and slabbed patio area bottom.

## Agents Note

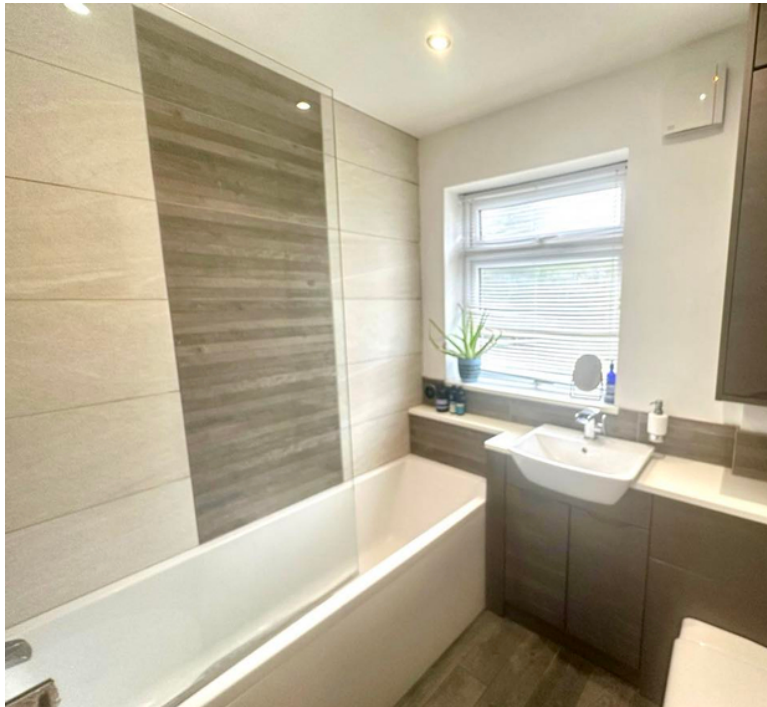
This property is standard built construction. The property is connected to mains gas, electricity and sewerage. Broadband strengths are (standard 7mbps, superfast 80 mbps, ultrafast 1000 mbps) Mobile signal strengths are full strength for O2 and Vodafone and medium strength for EE and Three.

## 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 & EPC



CADEMAN STREET

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+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	