



19 Peterfield Road, Whitwick, Coalville, Leicestershire. LE67 5PS

£260,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

### EXTENDED BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED PROPERTY

Located in the popular village of Whitwick, this property features an extended breakfast kitchen with Velux windows and double doors opening out onto a decked area and a large garden. The property also benefits from a sitting room, dining area, study, and ground-floor WC. A driveway leads to a good-sized garage.

Viewing is highly recommended to appreciate the size and location.

EPC RATING C - COUNCIL TAX BAND B - FREEHOLD

## FEATURES

- EXTENDED SEMI DETACHED
- Large Breakfast Kitchen
- Lounge, dining area
- Separate study
- Three bedrooms
- Ground floor WC
- Entrance hall
- Family bathroom with shower
- Large Summer house
- Garage ( recent new roof & door)
- uPVC double glazing
- Gas central heating
- FREEHOLD
- EPC Rating C
- Council Tax Band C



# ROOM DESCRIPTIONS

## Entrance Hall

The property can be accessed through a uPVC double glazed door into an entrance hall with stairs leading to the first-floor landing. There is a uPVC double glazed window to the side aspect, a radiator, and a door leading to the study.

## Sitting Room

3.63m x 3.28m (11' 11" x 10' 9") Benefiting from a log burner with an ornate fire surround, uPVC double-glazed bay window to the front aspect, carpeted, radiator with coving to the ceiling.

## Dining Area

3.06m x 3.48m (10' 0" x 11' 5") with double doors opening into the kitchen. It has coving to the ceiling, a radiator, and is carpeted.

## Breakfast Kitchen

2.59m x 5.29m (8' 6" x 17' 4") Fully fitted heritage-style kitchen with tiled splashbacks, integrated appliances including a Hotpoint dishwasher and washing machine, and a freestanding Rangemaster cooker with an extractor fan overhead. There's also space for a freestanding fridge-freezer, a one-and-a-half bowl drainer sink, Velux windows for extra light, and uPVC double-glazed windows and double doors to the rear aspect.

## Study

1.92m x 2.44m (6' 4" x 8' 0") Currently utilized as a study area, uPVC double-glazed door and small window to the side aspect. Access to storage cupboard and ground floor WC, integrated spotlight.

## Ground floor WC

Low-flush toilet and basin. Cupboard housing meter.

## First floor landing

The property has access to roof space and a uPVC double-glazed window on the side aspect. The side aspect.

## Bedroom One

4.21m x 3.33m (13' 10" x 10' 11") uPVC double glazed bay window to front aspect, fitted wardrobes, radiator, coving to ceiling.

## Bedroom Three

2.25m x 2.54m (7' 5" x 8' 4") A good-sized third bed, uPVC double-glazed window to the front aspect, radiator, and carpeted.

## Bathroom

2.55m x 1.69m (8' 4" x 5' 7")

Three-piece bathroom suite, P-shaped bath with shower over, basin with unit underneath, low flush WC. uPVC frosted window to rear aspect. Extractor fan, integrated spotlights, radiator partially tiled, vinyl flooring.

## Garage

Garage with electric light and power, benefiting from a new roof and metal roller door.

## Garden

Remember the following text:  
A larger-than-average plot is enclosed by timber panel fencing. It benefits from a decked seating area, a lower patio, space behind the garage, raised vegetable beds, a garden shed, and a greenhouse. The main attraction is the summer house, which is of a good size and equipped with electric light and power, making it a real asset to the garden.

## Agents Note

The property is connected to mains gas, water, electric and drainage.

## Broadband (estimated speeds):

- Standard: 26 Mbps
- Superfast: 80 Mbps
- Ultrafast: 1000 Mbps

## Mobile (based on indoor calls):

- O2: Medium Strength
- EE: Medium Strength
- Three: Medium Strength
- Vodafone

## Satellite & Cable TV Availability:

- BT
- Sky
- Virgin

## Legal's

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



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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>73</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	