



60 Loughborough Road, Whitwick, Coalville, Leicestershire. LE67
5AQ

Offers in Excess of £275,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

MODERN & IMMACULATE! Reddington Sales & Lettings take pleasure in bringing to market this 2 DOUBLE BEDROOM, DETACHED BUNGALOW, which is situated in a desirable area of Whitwick on the outskirts of Charnwood National Forest. The property offers spacious and modern living and is immaculately presented throughout. It features an incredible large and well maintained rear garden with forest views. The accommodation comprises; lounge, 2 double bedrooms, kitchen/diner and bathroom. Viewing is HIGHLY recommended to appreciate!

EPC awaited, Council tax band B. Tenure- Freehold

FEATURES

- Detached 2 Bedroom Bungalow
- 2 double bedrooms
- Immaculately presented throughout
- Stunning rear garden
- Driveway for several cars
- Popular area close to Charnwood Forest
- Tenure- Freehold
- Council Tax Band B
- EPC Awaited



ROOM DESCRIPTIONS

Front

An attractive frontage with a small fenced and gated garden and a driveway to the side providing off road parking for 2 cars.

Kitchen/Diner

5.98m x 2.85m (19' 7" x 9' 4") An impressive kitchen/dining area. Kitchen fitted with a selection of fitted wall and base units with wooden worktop over. Belfast porcelain sink with mixer tap, integrated electric oven, hob and extractor hood, space for upright fridge/freezer and ceiling spotlights. Dining/living area with ceiling pendant lighting and opening to the rear with uPVC windows stretching the length of the property looking out to the rear garden. With extra space and plumbing for a washing machine and door access to outside.

Lounge

2.86m x 3.63m (9' 5" x 11' 11") A modern and spacious living area with wood effect laminate flooring, uPVC double glazed window to the front, mater cupboard access, ceiling pendant lighting and heating radiator.

Bathroom

1.78m x 2.13m (5' 10" x 7' 0") A tastefully modern bathroom with uPVC double glazed opaque window to the side, brand new porcelain tiled flooring, freestanding bath with ceiling mounted rainfall shower, WC, hand wash basin, part tiled walls, heating radiator and ceiling lighting.

Bedroom 1

3.04m x 3.00m (10' 0" x 9' 10") Large double sized bedroom with uPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 2

2.23m x 2.98m (7' 4" x 9' 9") Double sized bedroom. Just been fully re plastered and new flooring needs to be laid. With uPVC double glazed window to the front, heating radiator and ceiling pendant lighting.

Rear Garden

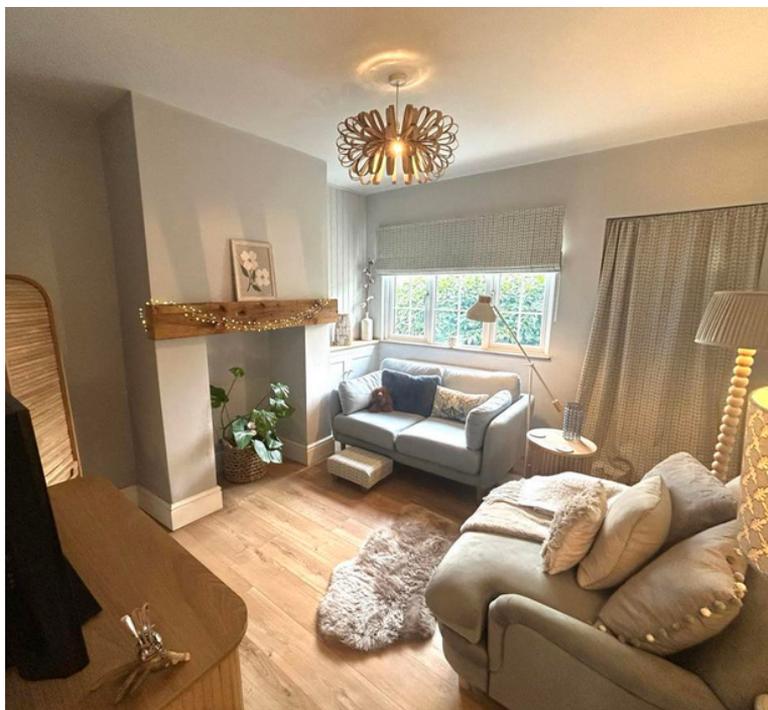
A stunning, large rear garden. With raised planted beds, mature shrubbed borders, laid to lawn area and hedged & fenced boundaries.

Agents Note

The property is connected to mains gas, electricity, water and sewerage. Gas central heating and the property has been re-wired in last 8 years. The property is standard built construction. broadband speeds are (standard 8mbps, superfast 60mbps, ultrafast 1000mbps) 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.

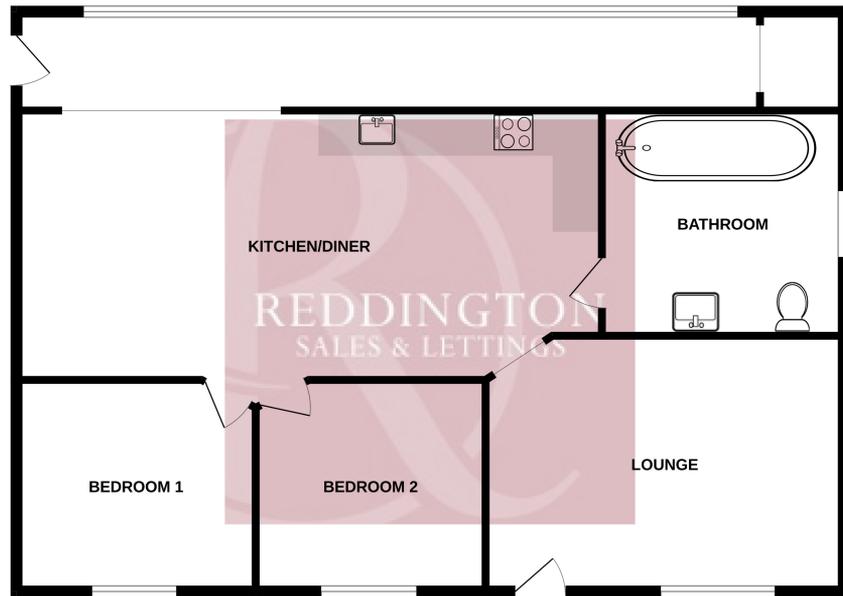






FLOORPLAN

GROUND FLOOR



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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