



5 Rosedale, Whitwick, Coalville, Leicestershire. LE67 5BH

£230,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Nestled in the highly sought-after Rosedale area of Whitwick, this delightful property is set on a quiet cul-de-sac and offers fantastic potential for families or first-time buyers alike.

Boasting driveway parking for multiple vehicles and a larger-than-average garage, the home features a well-proportioned kitchen and an open-plan dining/living area, perfect for modern family living. The private rear garden provides a lovely outdoor space, while the property itself offers excellent scope for modernisation to create your dream home. Conveniently located close to local amenities, this is a fantastic opportunity not to be missed – arrange your viewing today!

Council Tax Band B EPC Rating TBC

FEATURES

- Three Bedroom Semi Detached Property
- Cul-de-sac Location
- Private Rear Garden
- Gas Central Heating & Double Glazing
- Driveway Parking for Multiple Cars
- Large 8m Garage
- Council Tax Band B
- EPC Rating TBC



ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

Entered via the front door, the porch offers access to the living room and includes a handy storage cupboard housing the fuse box and meters. Finished with carpet flooring and a pendant light.

Living Room

3.53m x 5.69m (11' 7" x 18' 8")

A very spacious living room featuring a ceiling rose with pendant light, carpeted flooring, and a charming fireplace with coal fire. A large UPVC window to the front aspect provides plenty of natural light, while stairs lead to the first floor. The room also offers access through to the dining area and a door into the kitchen, creating a practical and versatile living space.

Dining Room

2.85m x 2.91m (9' 4" x 9' 7")

The dining room is carpeted and features a ceiling rose with pendant light, with a UPVC window to the rear aspect overlooking the garden. There is also a wall hatch through to the kitchen.

Kitchen

2.7m x 3.36m (8' 10" x 11' 0")

The kitchen is fitted with matching wood-effect eye level and base units topped with a grey marbled work surface, incorporating a stainless steel drainer sink, electric oven with hob and extractor hood. There is space for a tall fridge freezer, along with space and plumbing for a washing machine. A UPVC window to the rear aspect provides natural light, while an under-stairs storage cupboard/pantry adds practicality. The kitchen also benefits from a hatch through to the dining room and an access door into the garage.

Garage

8.44m x 2.58m (27' 8" x 8' 6")

A larger-than-average garage capable of accommodating at least two cars. It features an up-and-over garage door, light and power, an access door from the kitchen, and a door leading directly onto the rear garden.

Outside

The property features a private, enclosed rear garden with timber panel fencing, comprising a patio area directly from the back door and a lawn. Additional outside space includes a greenhouse and a storage shed, with a side gate providing access to the front of the house. To the front, there is driveway parking for multiple cars.

First Floor

Landing

The landing is carpeted and features pendant lighting, with a UPVC window to the side aspect. It provides access to all three bedrooms and the bathroom, includes a loft hatch, and houses a storage cupboard containing the Worcester boiler.



ROOM DESCRIPTIONS

Bedroom One

3.37m x 3.52m (11' 1" x 11' 7")

A spacious and light bedroom featuring a UPVC window to the front aspect, carpeted flooring, and pendant lighting. The room also benefits from built-in wardrobes and additional storage cupboards.

Bedroom Two

3.46m x 3.35m (11' 4" x 11' 0")

A double bedroom carpeted throughout and featuring pendant lighting, with a UPVC window to the rear aspect.

Bedroom Three

2.26m x 2.64m (7' 5" x 8' 8")

A good-sized room carpeted throughout with pendant lighting and a UPVC window to the front aspect. Featuring a bulkhead from the stairs, it is ideal as a study or additional bedroom.

Bathroom

2.26m x 1.65m (7' 5" x 5' 5")

The bathroom features a corner shower, sink with built-in vanity unit, and low flush WC. It is finished with tiled flooring, spotlights, a chrome heated towel rail, and a UPVC frosted window to the rear aspect.

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 3mbps, superfast 46mbps and ultrafast 1800mbps. Mobile signal strengths are medium for O2, EE and Vodaphone.

Legal Information

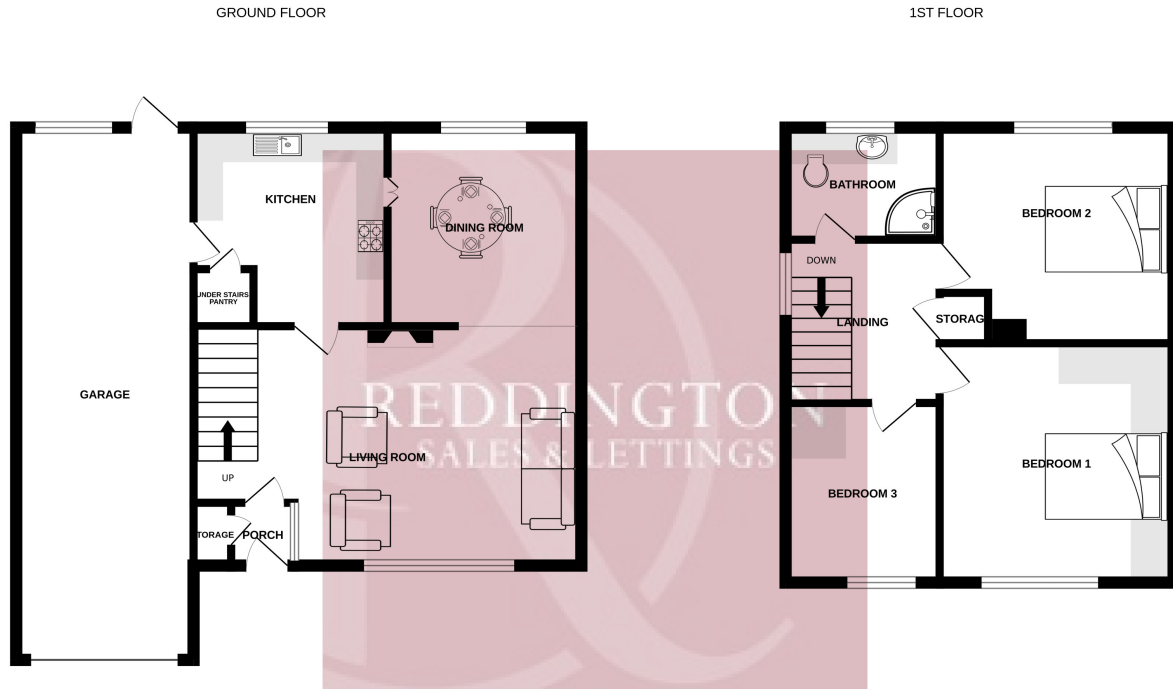
These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such 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



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.
Made with Metropix 6/2025.