



17 Hall Lane, Whitwick, Coalville, Leicestershire. LE67 5FD

£265,000 Freehold

FOR SALE





## PROPERTY DESCRIPTION

SPACIOUS AND IMMACULATE! Reddington Sales & Lettings are pleased to bring to market this 3 BEDROOM bay fronted semi detached property, which is located in a highly sought after area of Whitwick. The property is immaculately presented throughout and offers a fantastic mix of contemporary and period features. Ground floor accommodation comprises; storm porch, entrance hall, lounge, WC and extended kitchen/living area. To the first floor are 3 bedrooms and a bathroom. Externally, there is a large landscaped garden to the rear and a tarmac driveway to the front providing ample off road parking. Viewing is HIGHLY recommended in order to appreciate what is on offer here!

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

## FEATURES

- Beautifully presented
- Highly Desirable Location
- Bay windows
- Large landscaped garden
- Open plan living kitchen diner
- Separate lounge
- Ample off road parking
- EPC C
- Tenure- Freehold
- Council Tax Band B



# ROOM DESCRIPTIONS

## Front

An attractive and traditional frontage with a raised stone walled planted garden and a large tarmac driveway providing offroad parking for 3-4 cars.

## Storm Porch

Access via a uPVC double glazed front door and with feature checkered tiled flooring. Access through into the entrance hall.

## Entrance Hall

With a beautiful stained glass front door and a feature checkered tiled flooring. uPVC double glazed window to the side, stairs leading up to the first floor, heating radiator, ceiling pendant lighting and door access to the lounge, WC and kitchen/living area.

## Kitchen/Living Area

5.05m x 1.91m x 4.09m x 2.39m An impressive kitchen/living area which is fitted with a selection of wall and base units with solid oak worktop over, along with an integrated double oven, four ring gas hob with extractor hood over, stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, uPVC double glazed windows to the side and door leading out to the rear, vinyl flooring and ceiling pendant lighting.

The living area has a feature multi fuel burning stove, uPVC double glazed French doors leading out to the rear decking, ceiling pendant lighting and carpeted.

## WC

A handy ground floor WC with uPVC double glazed window to the side, WC, hand wash basin, tiled flooring and ceiling pendant lighting.

## Lounge

3.78m x 3.63m (12' 5" x 11' 11") A spacious, bright and airy separate lounge with a beautiful feature uPVC double glazed bay window to the front. With heating radiator, ceiling pendant lighting and carpeted.

## Stairs & Landing

Carpeted stairs leading up from the entrance hall. A very spacious landing gives access to all 3 bedrooms and the bathroom and has a uPVC double glazed window to the side, loft access and ceiling pendant lighting.

## Bathroom

A contemporary family bathroom which is fitted with a white three piece suite consisting of panelled bath with wall mounted electric shower over, WC, hand wash basin, part tiled walling, heating radiator, uPVC double glazed frosted window to the front, vinyl flooring and ceiling pendant lighting.

## Bedroom 1

3.86m x 3.66m (12' 8" x 12' 0") A good sized double bedroom with uPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

## Bedroom 2

3.28m x 3.35m (10' 9" x 11' 0") A good sized double bedroom with uPVC double glazed window to the rear, heating radiator, ceiling pendant lighting and carpeted.

## Bedroom 3

2.46m x 1.96m (8' 1" x 6' 5") A good sized third bedroom with uPVC double glazed window to the rear, heating radiator, ceiling pendant lighting and carpeted.

## Rear Garden

A beautiful and large landscaped rear garden which offers a raised decking area, slabbed patio, laid to lawn area, planted borders, mature trees, fenced boundaries and side gated access.

## Agents Note

This property is standard built construction. The property is connected to mains gas, electricity and sewerage. Broadband strengths are (standard 8mbps, superfast 80mbps, ultrafast 1000mbps) Mobile signal strengths are full strength for O2 and Vodafone, medium strength for EE and weak strength for 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



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