



4 Bonchurch Road, Whitwick, Coalville, Leicestershire. LE67 5AA

£245,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

Reddington Sales and Lettings are proud to present this fully renovated two-bedroom bungalow, located on a popular cul-de-sac in the village of Whitwick. The property boasts two double bedrooms, a good-sized lounge featuring a charming chimney breast, and a well-equipped kitchen that leads directly to the conservatory, offering a seamless flow for modern living. Enjoying close proximity to local amenities including a convenience store, pubs, shops, and schools, this home provides both convenience and charm. The bungalow benefits from a spacious, tiered rear garden, ideal for outdoor relaxation, and off-road parking for added convenience. A fantastic opportunity for those seeking a well-presented home in a sought-after location.

EPC Rating C    Council Tax Band B

## FEATURES

- Two Bedroom Semi Detached Bungalow
- Renovated Throughout
- Large Lounge with Chimney Breast
- High Specification Kitchen
- Conservatory to Rear
- Parking for Multiple Cars
- Tiered Garden
- NO CHAIN
- EPC Rating C
- Council Tax Band B



## ROOM DESCRIPTIONS

### Entrance Hallway

0.85m x 1.02m (2' 9" x 3' 4")

Entered via a carpeted porch with a double-glazed panel door featuring frosted glass. A further double-glazed door leads into the L-shaped entrance hallway, which includes a radiator, integrated spotlighting, a smoke alarm, and access to the roof space. The hallway is also fully carpeted for comfort.

### Lounge

4.84m x 3.65m (15' 11" x 12' 0")

A spacious and inviting sitting room offering a stunning elevated outlook, thanks to the property's desirable position. Featuring a central chimney breast, media point, double panel radiator, and pendant lighting. The room is also fully carpeted.

### Kitchen

3.61m x 2.93m (11' 10" x 9' 7")

Fitted to a high specification, this stylish high-gloss grey kitchen features a range of matching base and eye-level units, including soft-close drawers and a glass display cabinet. There's space and plumbing for a washing machine and freestanding fridge freezer. A stainless steel one-and-a-half bowl sink with mixer tap is set beneath a UPVC double-glazed window to the side aspect. The kitchen also includes an integrated four-ring electric hob with perspex splashback, extractor fan, and a Russell Hobbs fan-assisted electric oven with grill. Finished with vinyl flooring, integrated spotlights, and a ceiling-mounted smoke alarm.

### Conservatory

4.1m x 2.2m (13' 5" x 7' 3")

Accessed via a UPVC double-glazed door that opens into the conservatory, which is set down from the main living area. This bright space offers panoramic views of the garden and beyond. The conservatory is part brick, with new glass being fitted and vinyl flooring to be installed shortly. A wall light provides ambient lighting, and a second UPVC double-glazed door leads out to the side garden.

### Bathroom

1.89m x 2.18m (6' 2" x 7' 2")

A recently renovated bathroom featuring a low flush WC, pedestal wash basin, and a large corner shower. Additional features include integrated spotlights, extractor fan, frosted side window, shaving point, and a large chrome heated towel rail. Finished with stylish ceramic tile flooring for a sleek, modern look.

### Bedroom One

3.39m x 4.11m (11' 1" x 13' 6")

A well-proportioned double bedroom featuring a UPVC double-glazed window to the front aspect, allowing for plenty of natural light. Includes a radiator, TV point, pendant lighting, and is also fully carpeted.



## ROOM DESCRIPTIONS

### Bedroom Two

3.61m x 2.69m (11' 10" x 8' 10")

A bright and comfortable room with a UPVC double-glazed window to the front aspect. Includes a TV point, single panel radiator, pendant lighting, and is fully carpeted throughout.

### Rear Garden

Set in an elevated position, the garden is thoughtfully arranged across multiple tiers. The top tier serves as a suntrap, featuring a slabbed area perfect for outdoor relaxation. The second tier is turfed, providing a lush green space. The third tier offers a low-maintenance garden, with further garden space extending beyond, ideal for a variety of uses.

### 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 9mbps and superfast 71mbps. Mobile signal strengths are strong for O2 and Vodafone and medium strengths for EE and poor for Three.

### 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.

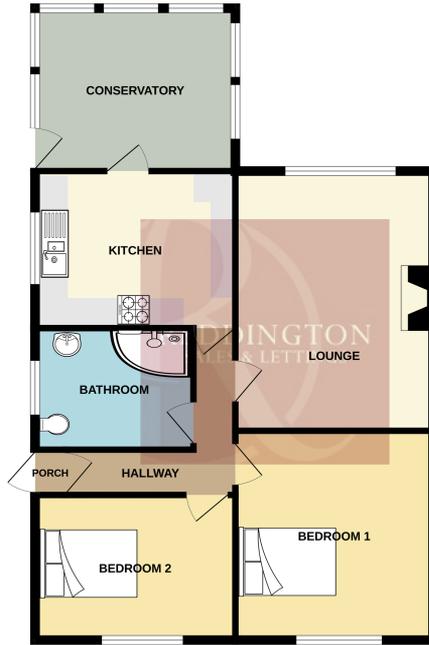






# FLOORPLAN & EPC

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors 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>87</b>
(69-80)	<b>C</b>	<b>71</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	