



34 Weavers Close, Whitwick, Coalville, Leicestershire. LE67 5DU

£230,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

This four-bedroom end-terrace property is situated in a sought-after village location, conveniently close to local amenities. The accommodation includes an entrance hall giving access to the dining room, WC and kitchen, a dining room with front aspect window, a well-equipped kitchen opening onto the rear garden, and a spacious living room with rear-facing windows. The first-floor landing leads to the master bedroom with en suite, while the second floor provides access to three further bedrooms and the main bathroom. Externally, the property benefits from a parking space to the front and an enclosed rear garden with patio, lawn and side access. Offering generous living space throughout, this home presents a great opportunity for modernisation, and viewing is highly recommended.

EPC Rating C Council Tax Band C

FEATURES

- Four Bedroom End Terrace Property
- NO CHAIN
- Village Location
- En Suite to Master Bedroom
- Enclosed Rear Garden
- Off Road Parking
- Close to Local Amenities
- Council Tax Band C
- EPC Rating C



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Entered via a uPVC front door, the entrance hall provides access to the dining room, WC and kitchen, with stairs leading to the first floor. Finished with vinyl flooring and pendant lighting.

Dining Room

3.06m x 3.04m (10' 0" x 10' 0")

The dining room features a uPVC window to the front aspect, tiled flooring and pendant lighting, providing a bright and practical space for dining.

WC

The WC is fitted with a low-flush WC and hand wash basin, with tiled flooring and pendant lighting.

Kitchen

4.43m x 3.04m (14' 6" x 10' 0")

The kitchen benefits from a uPVC window to the rear aspect and a uPVC sliding door opening into the garden. It is fitted with a range of base and eye-level units with contrasting worktops and tiled splashbacks, along with a gas hob, oven and extractor hood. Additional features include a cupboard housing the boiler, space and plumbing for a washing machine and dishwasher, and space for a freestanding fridge freezer. Finished with tiled flooring and pendant lighting.

First Floor

Landing

The landing provides access to the living room, master bedroom and a useful storage cupboard, with stairs leading to the second floor. Finished with pendant lighting.

Master Bedroom

4.44m x 3.06m (14' 7" x 10' 0")

The master bedroom is a spacious double featuring two uPVC windows to the front aspect, laminate flooring and pendant lighting, with a door leading through to the en suite.

En Suite

1.80m x 1.70m (5' 11" x 5' 7")

The en suite is fitted with a pedestal hand wash basin, low-flush WC and a walk-in shower, complemented by mosaic tile-effect flooring.

Living Room

4.48m x 3.04m (14' 8" x 10' 0")

The living room is a very spacious room featuring laminate flooring and pendant lighting, with two uPVC windows to the rear aspect providing ample natural light.

Second Floor

Landing

The landing provides access to three bedrooms and the main bathroom.



ROOM DESCRIPTIONS

Bedroom

4.44m x 3.09m (14' 7" x 10' 2")

This spacious double bedroom features two uPVC windows to the front aspect, carpeted flooring and pendant lighting.

Bathroom

2.16m x 1.65m (7' 1" x 5' 5")

The bathroom is fitted with a low-flush WC, pedestal hand wash basin and a bath with tiled surrounds, finished with vinyl flooring.

Bedroom

3.06m x 2.29m (10' 0" x 7' 6")

Another bedroom with a uPVC window to the rear aspect, carpeted flooring and pendant lighting.

Bedroom

3.05m x 2.12m (10' 0" x 6' 11")

Bedroom with a uPVC window to the rear aspect, carpeted flooring and pendant lighting.

Outside

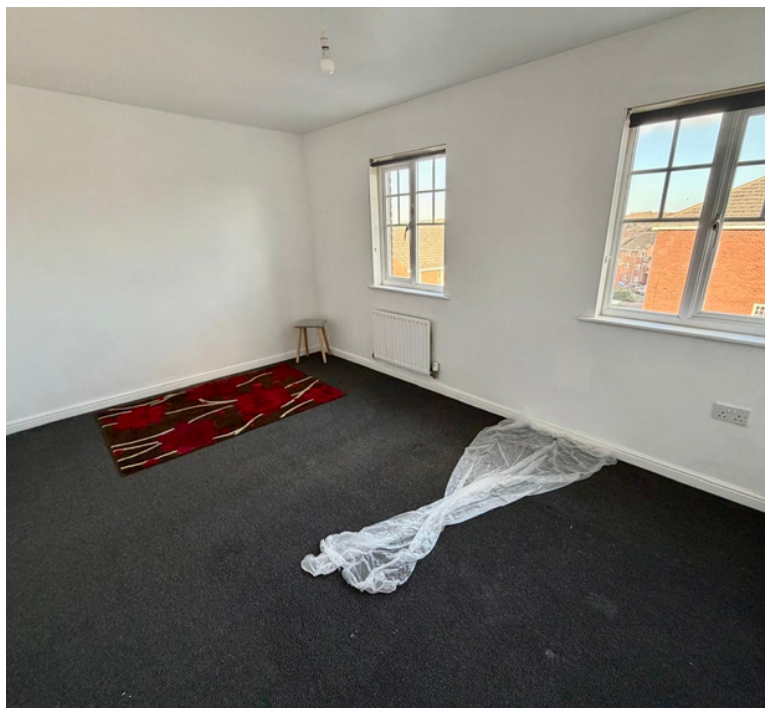
To the front of the property there is a parking space. To the rear is an enclosed garden with timber panel fencing, a small patio area and lawn beyond. A side gate provides access to an alleyway leading back to the front of the property.

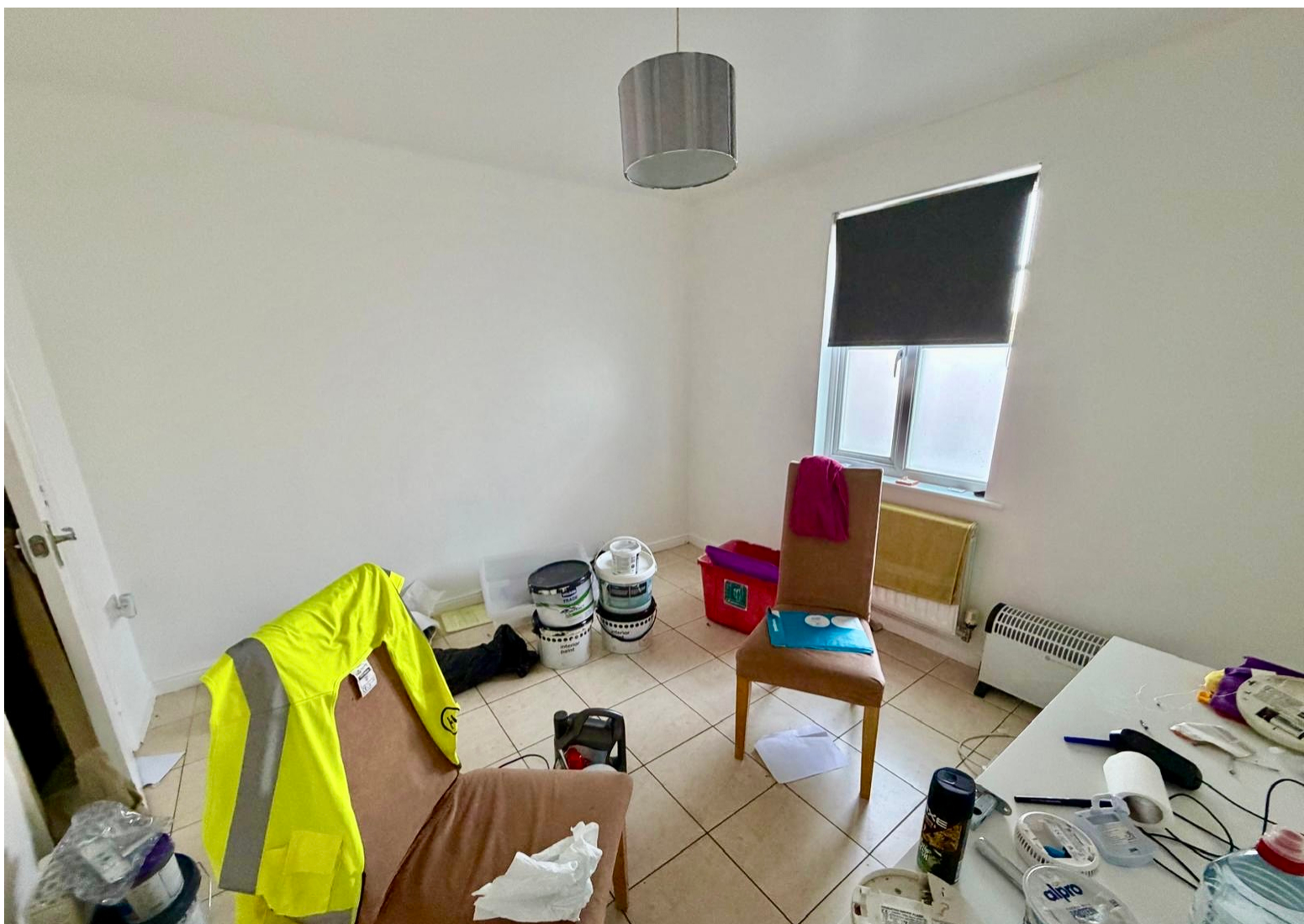
Agents Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 15mbps, superfast 80mbps and ultrafast 1800mbps. Mobile signal strengths are strong for O2 and medium for EE, Three and Vodafone.

Legal Information

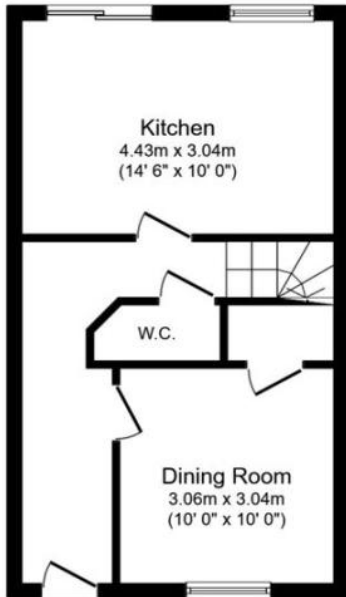
These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such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



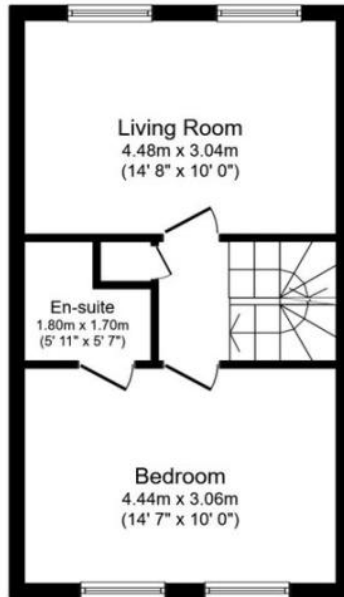




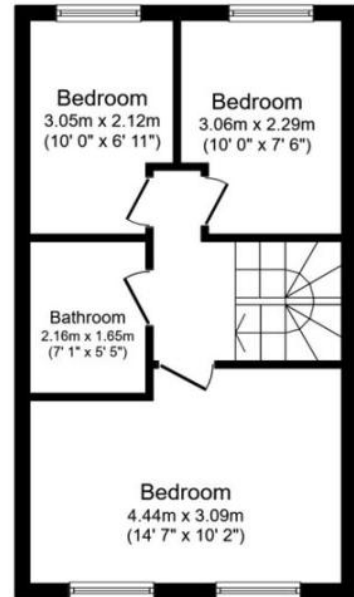
FLOORPLAN & EPC



Ground Floor



First Floor



Second Floor

Total floor area 105.0 sq. m. (1,130 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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

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