



189 Brooks Lane, Whitwick, Leicestershire. LE67 5DZ

£172,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

New to the market, this beautifully refurbished home is ideally positioned in the heart of Whitwick village, just a short walk from local amenities. Finished to a high standard throughout, the property offers three good-sized bedrooms plus a versatile and useful loft room, perfect for a home office or additional living space. The spacious kitchen diner is ideal for modern family life, complemented by a stylish living room, a separate utility room, and a newly fitted contemporary bathroom. Outside, there is an enclosed rear garden providing a private and practical outdoor space. Early viewing is highly recommended to fully appreciate everything this impressive home has to offer.

Council Tax Band A EPC Rating E

FEATURES

- 3-Bedroom Mid Terrace Property
- Spacious Dining Kitchen
- Fitted Kitchen with Integrated Appliances
- Gas Central Heating & Double Glazing
- Separate Utility Area
- Village Location
- Useful Loft Room
- Fully Enclosed Rear Garden with Shed
- EPC Rating E
- Council Tax Band A



ROOM DESCRIPTIONS

Ground Floor

Lounge

3.47m x 3.61m (11' 5" x 11' 10") Entered via a uPVC double-glazed door, the lounge is a welcoming and well-presented space featuring newly fitted carpets and a uPVC double-glazed window to the front aspect, allowing for plenty of natural light. The room benefits from built-in shelving, recessed LED ceiling lights, and a door leading through to the kitchen/diner, creating a practical flow for modern living.

Kitchen Diner

3.47m x 3.61m (11' 5" x 11' 10") Recently refurbished, the kitchen is fitted with a modern range of units complemented by contrasting worktops and stylish finishes throughout. A four-ring gas hob and single fan-assisted electric oven are integrated within the design, while a sink with mixer tap is positioned beneath a double-glazed window overlooking the rear garden. There is ample space for a fridge freezer, and the room is finished with attractive wood-effect flooring and a single-panel radiator. An under-stairs cupboard provides useful additional storage.

Utility Area

1.73m x 2.88m (5' 8" x 9' 5") A separate utility room offers a practical and well-organised space, featuring a double-glazed window to the side aspect, additional storage cupboards, and ample worktop space. There is plumbing for a washing machine and provision for under-counter appliances. The Worcester gas boiler is wall-mounted and discreetly boxed in, alongside the consumer unit. The room is finished with wood-effect flooring, benefits from a single-panel radiator, and includes a uPVC door providing direct access to the rear garden.

Ground Floor Bathroom

1.73m x 2.17m (5' 8" x 7' 1") A newly refurbished and well-presented bathroom fitted with a modern suite comprising a hand wash basin set into a vanity unit with storage beneath, a low-flush WC, and a bath with a shower over. Additional features include a heated towel rail and a uPVC frosted window to the side aspect. It benefits from microcement floor to ceiling which is waterproof.

First Floor

Bedroom One

3.55m x 3.68m (11' 8" x 12' 1") A spacious double bedroom with a double-glazed window to the front aspect. The room is carpeted, with pendant lighting and a radiator.



ROOM DESCRIPTIONS

Bedroom Two

2.68m x 2.83m (8' 10" x 9' 3") A second double bedroom with a double-glazed window to the rear aspect. This room features storage under the stairway, as well as a cupboard with shelving. A staircase leads from here to the loft room.

Bedroom Three

1.82m x 2.86m (6' 0" x 9' 5") A third bedroom with a double-glazed window overlooking the rear aspect. The room is carpeted, with a radiator and pendant lighting.

Second Floor

Loft Room

3.61m x 5.82m (11' 10" x 19' 1") The converted loft space benefits from natural light via a window, providing additional storage within the eaves. This versatile area is ideal as a home office, hobby room, or additional guest space.

Outside Space

The rear garden is accessed via a shared side entry. It is fully enclosed with timber panel fencing, offering privacy. The space includes a garden shed, an outdoor tap, and steps leading up to a lawned area with a further patio beyond—perfect for outdoor entertaining.

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 4mbps, superfast 80mbps and Ultrafast 1000mbps. Mobile signal strengths are strong for EE and O2 and medium strengths for Vodafone and Three.

Legal Notes

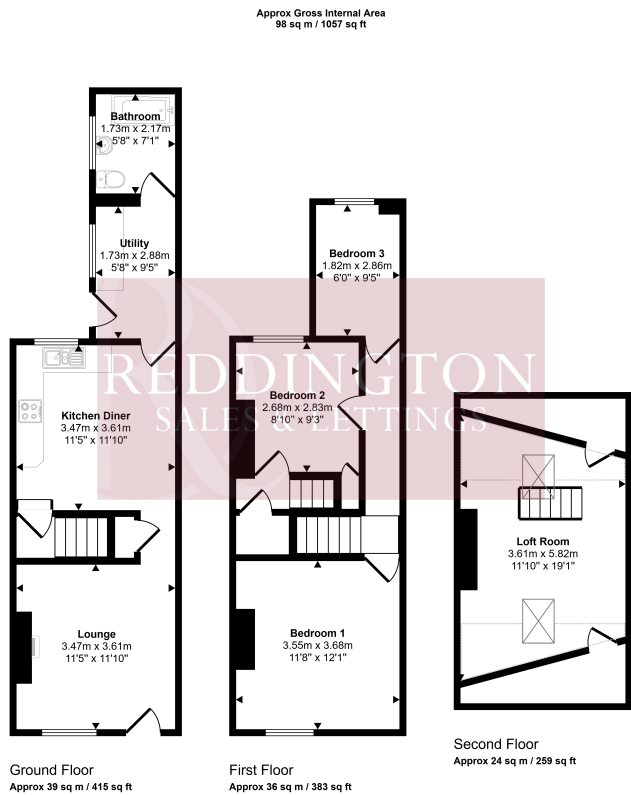
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FLOORPLAN & EPC



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

