



2 Ashford Road, Whitwick, Coalville, Leicestershire. LE67 5GD

£350,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

This charming 4-bedroom detached home, set on a peaceful corner plot, boasts a beautifully landscaped, south-facing garden with complete privacy and no overlooking properties. The property has been thoughtfully extended to include a spacious open-plan kitchen and dining area with modern appliances, ideal for family living and entertaining. The generously sized living room offers ample space for relaxation. The home also boasts four good-sized bedrooms, providing plenty of room for the whole family. Situated close to local amenities and public transport, this home offers a perfect blend of quiet living and convenience.

Council Tax Band D EPC D Rating

FEATURES

- 4 Bed Detached Home
- Corner Plot in a Quiet Location
- Open Plan Kitchen Diner
- Spacious Living Room
- Master Bedroom with En Suite
- Modern and extended
- South Facing Garden
- Garage & Driveway for 3 Cars
- EPC D Rating
- Council Tax Band D



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Entering through the UPVC front door, you're welcomed into a spacious hallway with double doors leading into the large living room. The hallway also provides access to the kitchen diner, a convenient WC, and a snug/study area.

Ground Floor WC

The ground floor WC is a practical and compact space, featuring a toilet, a small hand wash basin and a frosted UPVC window to the front aspect. It is conveniently located off the entrance hall, offering easy access for both family and guests.

Lounge

7.77m x 3.86m (25' 6" x 12' 8") The living room is incredibly spacious, filled with natural light from both the UPVC window to the front and French doors that open directly onto the rear garden. The cozy fireplace adds warmth and charm, while the room offers flexible living options, ideal for both relaxation and entertaining.

Snug/Study

3.45m x 2.44m (11' 4" x 8' 0") The downstairs snug/study is a spacious room currently used as an additional bedroom. It benefits from spotlights, creating a bright and inviting atmosphere. A UPVC window to the side elevation provides plenty of natural light, making this versatile space perfect for a home office or extra bedroom.

Open Plan Kitchen Diner

6.3m x 2.44m (20' 8" x 8' 0") The kitchen diner has been extended to create a large open-plan space, perfect for family meals and entertaining. Modern and fully equipped, it features integrated appliances, including a washing machine, dishwasher, fridge freezer, oven, and microwave. Two sets of French doors open onto the rear garden, flooding the room with natural light and providing seamless indoor-outdoor living. With spotlights and under-cabinet lighting, this room is both functional and stylish, offering a bright and inviting atmosphere.

First Floor

Master Bedroom

3.76m x 3.48m (12' 4" x 11' 5") The master bedroom is a spacious retreat, featuring a Juliet balcony to the front aspect that allows plenty of natural light to fill the room. It includes a walk-in wardrobe, formerly bedroom four, providing generous storage space. The room also benefits from an en suite shower room.



ROOM DESCRIPTIONS

En-Suite Shower Room

The en-suite is a sleek and practical space, featuring a wc, a vanity unit with a hand wash basin and a walk-in shower. It also includes a frosted UPVC window to the side elevation of the house, ensuring natural light and privacy.

Bedroom Two

3.07m x 3.2m (10' 1" x 10' 6") Bedroom two is a very good-sized room, currently accommodating a super king-sized bed. It features a UPVC window to the rear elevation and a cupboard for extra storage, adding to the room's practicality.

Bedroom Three

2.46m x 2.29m (8' 1" x 7' 6") Bedroom three is currently used as a music room but offers great flexibility to suit a variety of needs. It features a UPVC window to the rear with a great view of the garden.

Bedroom Four/Dressing Room

2.95m x 2.29m (9' 8" x 7' 6") Bedroom four is currently used as a walk-in wardrobe for the master bedroom but could easily be transformed back into an additional bedroom. It features a UPVC window to the front of the property.

Family Bathroom

The family bathroom features a large corner bath with shower over, offering a relaxing and functional space. It also includes a low flush wc and hand wash basin. A frosted UPVC window to the side elevation provides light while maintaining privacy.

Outside

Rear Garden

The rear garden is beautifully landscaped and south-facing, offering plenty of sunshine throughout the day. It features a large patio area, perfect for outdoor dining and entertaining, alongside flower beds/planters. A turfed area adds a touch of greenery, creating an inviting outdoor space.

Frontage

Garage / Store

1.63m x 2.5m (5' 4" x 8' 2")

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 28mbps, superfast 75mbps and Ultrafast 1800mbps. Mobile signal strengths are strong for EE and O2, medium strengths for Vodaphone and low for Three.







EPC

