



189 Brooks Lane, Whitwick, Leicestershire. LE67 5DZ

£150,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

A charming three-bedroom mid-terrace home situated in the heart of Whitwick, offering excellent potential for a growing family. With a spacious dining kitchen, a separate utility area, a ground-floor bathroom, and a versatile loft room, this property is ideal for those seeking a well-proportioned home with great functionality.

Council Tax Band A EPC Rating E

FEATURES

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



ROOM DESCRIPTIONS

Ground Floor - Entrance Hall & Reception Room

Entry is via a UPVC double-glazed front door with a frosted window, leading into a welcoming reception room. The space features an Adam-style fire surround with an electric fire, a marble-effect hearth, a single-panel radiator, and a double-glazed window to the front aspect. The room is carpeted, with pendant lighting and a Worcester wall-mounted thermostat.

Dining Kitchen

The fitted pine kitchen includes a rolled-edge work surface with a tiled splashback and integrated appliances, including a four-ring gas hob and a single fan-assisted electric oven. A stainless steel sink with a mixer tap is positioned beneath a double-glazed window, providing lovely views over the rear garden. There is ample space for a fridge freezer, and a single-panel radiator completes the space. A cupboard under the stairs provides additional storage.

Utility Area

A separate utility space features a double-glazed window to the rear, additional storage cupboards, and worktop space. There is plumbing for a washing machine and under-counter appliances. The Worcester gas boiler and consumer unit are wall-mounted. The flooring is tiled, and a single-panel radiator is present.

Ground Floor Bathroom

A modern three-piece suite comprises a WC, a washbasin with an integrated vanity unit, and a Triton electric shower over the bathtub. A double-glazed frosted window to the side aspect provides natural light, with spotlights installed in the ceiling. The flooring is vinyl for easy maintenance.

First Floor - Bedroom One

A spacious double bedroom with a double-glazed window to the front aspect. The room is carpeted, with pendant lighting and a radiator.

Bedroom Two

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

A third bedroom with a double-glazed window overlooking the rear aspect. The room is carpeted, with a radiator and pendant lighting.

Loft Room

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.



ROOM DESCRIPTIONS

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.

Summary

This well-proportioned home offers great flexibility for a growing family or those working from home. The dining kitchen, separate utility area, and ground floor bathroom make it ideal for families with children or pets. The loft room provides an additional multi-use space, adding to the home's versatility.

Located in the heart of Whitwick, the property benefits from local amenities, schools, and excellent road links. The vendor has already found a property to move to and is highly motivated to sell, with only one other property in the chain. Viewing is highly recommended!

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 Vodaphone and Three.

Legal Notes

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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		69
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	