



18 King Richards Hill, Whitwick, Coalville, Leicestershire. LE67  
5BT

£320,000 Freehold

FOR SALE





## PROPERTY DESCRIPTION

A beautifully presented family home in the sought-after King Richards Hill area of Whitwick, offering spacious and versatile living accommodation across two floors. The property features a welcoming entrance, multiple reception rooms, a modern kitchen, three bedrooms, and a stylish bathroom. Outside, a private rear garden provides an ideal space for relaxing or entertaining. Early viewing is highly recommended, as this property won't stay on the market for long.

Council Tax Band C    EPC TBC

## FEATURES

- Three Bedroom Detached Property
- Private & Tranquil Garden
- WC & Utility Room
- Modern Kitchen
- Separate Dining Room
- Sought After Location
- Council Tax Band C
- EPC TBC



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

The property is entered via a composite door with leaded windows into a welcoming entrance hallway. A spacious and neutrally decorated hallway with Amtico flooring, smoke alarm, and stairs rising to the first-floor landing. A glass-panelled door opens to the main reception space, while steps lead down into the kitchen. An internal door provides access to the garage.

#### Living Room

5m x 3.33m (16' 5" x 10' 11")

A beautifully presented and inviting living space featuring a multi-fuel burner set on a tiled hearth with a decorative oak mantle. A bay-fronted UPVC double-glazed window to the front aspect is fitted with wooden blinds, allowing plenty of natural light. Finished with matching pendant and wall lighting, Amtico flooring, and a warm, neutral décor – perfect for cosy evenings.

#### Cloak Cupboard

An open-panelled door reveals a useful cupboard with hanging space for coats.

#### Garage

5.02m x 2.54m (16' 6" x 8' 4")

Accessed via an oak-panelled internal door, the garage features an electric roller door, electric lighting, and power points.

### Kitchen/Breakfast Room

6.46m x 2.61m (21' 2" x 8' 7")

A stunning high-gloss light grey fitted kitchen with granite worktops and matching upstands. Includes a Neff electric hob with extractor fan over, integrated Neff double oven (with proving drawer), and Neff dishwasher. Additional features include undercounter lighting, high-gloss porcelain tiled flooring, spotlights to ceiling, and a UPVC double-glazed window to the rear aspect offering views over the garden. A frosted UPVC side window and under-stairs pantry add practicality. This versatile space could also accommodate a breakfast or informal sitting area.

#### Dining Room

3.18m x 3.37m (10' 5" x 11' 1")

A flexible space with UPVC double-glazed window overlooking the rear garden, neutral carpet, and pendant lighting.

#### Utility Room

With UPVC double-glazed window to the side patio and views towards Cave Woods, space and plumbing for a washing machine, and freestanding fridge/freezer. Additional features include wall-mounted electric radiator, extra sockets, lighting, and UPVC double-glazed door with frosted window leading to the patio.

#### Ground Floor WC

Fitted with a low-flush WC, wall-mounted wash basin with mixer tap, tiled splashback, heated towel rail, and frosted UPVC double-glazed window to the side aspect.





## ROOM DESCRIPTIONS

### Rear Garden

The rear garden offers a private and well-maintained space, featuring a patio area ideal for outdoor dining complete with electric awning, mature borders, and access to the side patio and garage. The setting enjoys pleasant outlooks towards Cave Woods, making it a tranquil retreat.

### First Floor

### Landing

Cream carpet, UPVC double-glazed eye-level window to side aspect, radiator, and access to the family bathroom. Stairs lead up to it and a cupboard houses the boiler.

### Bedroom One

2.91m x 3.34m (9' 7" x 10' 11")

Situated to the front of the property, this spacious double bedroom benefits from fully fitted wardrobes, UPVC double-glazed window, radiator, and neutral décor.

### Family Bathroom

2.74m x 1.71m (9' 0" x 5' 7")

A larger-than-average, stylish bathroom with walk-in shower cubicle, low-flush WC, and wash basin set within a vanity unit. Features part-tiled walls, wall-mounted backlit mirror, extractor fan, chrome heated towel rail, and frosted UPVC double-glazed window to the rear.

### Bedroom Two

3.17m x 2.82m (10' 5" x 9' 3")

Double bedroom with UPVC double-glazed window to the rear aspect, fitted wardrobes, cream carpet, and pendant lighting.

### Bedroom Three

2.45m x 2.41m (8' 0" x 7' 11")

A generous single bedroom with UPVC double-glazed window to the front aspect, laminate flooring, radiator, and pendant lighting.

### 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 5mbps, superfast 52mbps and ultrafast 1000mbps. Mobile signal strengths are strong for O2 and medium for EE, Vodafone and 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.









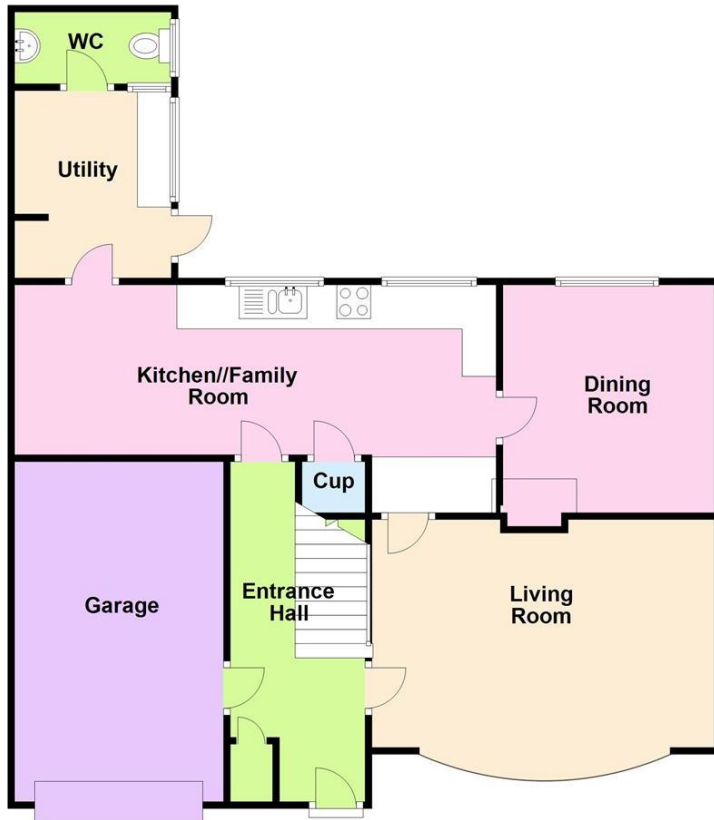




# FLOORPLAN

## Ground Floor

Approx. 84.4 sq. metres (908.1 sq. feet)



## First Floor

Approx. 46.1 sq. metres (496.4 sq. feet)

