



4 Grace Dieu Road, Whitwick, Coalville, Leicestershire. LE67 5AN

£220,000 Freehold

FOR SALE





## PROPERTY DESCRIPTION

New to the market, this charming two bedroom terrace cottage is full of character and charm, featuring wooden flooring and exposed ceiling beams, a welcoming entrance hall, cosy lounge, separate dining room with French doors to the courtyard, and a well-appointed kitchen with integrated appliances. Upstairs offers two bedrooms, a bathroom and separate WC, along with a boarded loft space with lighting. Externally, the property enjoys a paved rear courtyard and a spacious lawned garden with patio area, shed and attractive field views, accessed via an unconditional right of way. Viewing is highly recommended to fully appreciate all this delightful home has to offer.

Council Tax Band A      EPC Rating TBC

## FEATURES

- Two Bedroom Terrace Property
- Full Of Character & Charm
- Spacious Rear Garden
- Gas Central Heating & Double Glazing
- Fitted Kitchen With Appliances
- Downstairs Shower Room & Upstairs WC
- Council Tax Band A
- EPC Rating TBC





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Porch

Entered through a modern uPVC front door, featuring wooden flooring and pendant lighting. Stairs rise to the first floor landing, and a door provides access into the lounge.

#### Lounge

3.51m x 3.39m (11' 6" x 11' 1")

Featuring wooden flooring and attractive exposed wooden ceiling beams, complemented by wall-mounted lights. A uPVC double glazed window to the front elevation provides natural light, and a door leads through to the dining room.

#### Dining Room

4.46m x 2.15m (14' 8" x 7' 1")

A characterful space featuring exposed wooden ceiling beams and wooden flooring, enhanced by wall-mounted lights. uPVC double glazed French doors open onto the rear courtyard area, and a door provides access into the kitchen.

#### Kitchen

2.26m x 2.37m (7' 5" x 7' 9")

Fitted with a range of matching base and eye-level shaker style units complemented by contrasting worktops. Incorporating a one and a half bowl sink with drainer, integrated fridge freezer, double oven, induction hob with extractor hood over, and space and plumbing for a washing machine, slim dishwasher and small tumble dryer. A uPVC double glazed window to the side aspect provides natural light, with a further uPVC double glazed door leading onto the rear courtyard area. Finished with tiled flooring and spotlights. A door provides access into the bathroom.

#### Bathroom

2.12m x 1.81m (6' 11" x 5' 11")

Comprising tiled flooring and full-height tiling to all walls, complemented by spotlights. A uPVC double glazed frosted window to the side aspect provides natural light and privacy. Fitted with a pedestal hand wash basin, low flush WC, and a corner bath with shower over.

### First Floor

#### Landing

Carpeted and fitted with pendant lighting, with a useful storage cupboard housing the boiler and water tank. Doors lead to both bedrooms and the bathroom. A loft hatch provides access to the loft space, which is boarded and benefits from lighting.





## ROOM DESCRIPTIONS

### Bedroom One

3.19m x 3.32m (10' 6" x 10' 11")

A spacious double bedroom featuring laminate flooring and spotlights. A uPVC double glazed window to the front elevation provides natural light, and the room further benefits from built-in wardrobes.

### Bedroom Two

2.69m x 2.19m (8' 10" x 7' 2")

A good-sized single bedroom with a uPVC double glazed window to the rear elevation, allowing for natural light. The room is carpeted and features pendant lighting, along with a built-in wardrobe for convenient storage.

### Upstairs WC

Carpeted and fitted with pendant lighting, comprising a low flush WC and pedestal hand wash basin. A frosted uPVC double glazed window to the rear elevation provides natural light and privacy.

### Outside

To the rear of the property is a paved courtyard area providing space for seating, enclosed by brick wall and timber panel fencing. A gate leads into the neighbouring garden, where there is an unconditional right of way allowing access to this property's rear garden.

The rear garden itself is spacious and enclosed by timber panel fencing, being mainly laid to lawn with a patio area ideal for seating, a shed, mature trees, and enjoying attractive open field views.

### 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 23mbps and Ultrafast 1800mbps. Mobile signal strengths are medium strengths for O2, Vodafone and EE. Please note the property has an unconditional right of way through the neighbouring garden to access its own garden, with no restrictions or limitations attached.

### 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.







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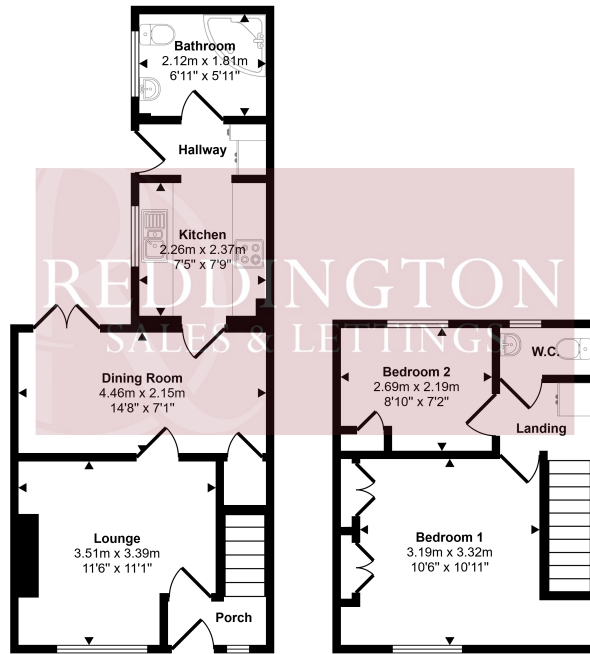






# FLOORPLAN

Approx Gross Internal Area  
62 sq m / 672 sq ft



Ground Floor  
Approx 37 sq m / 397 sq ft

First Floor  
Approx 26 sq m / 275 sq ft

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.