



13 Holcombe Close, Whitwick, Coalville, Leicestershire. LE67 5BR

£275,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

SPACIOUS DETACHED BUNGALOW! Reddington Sales & Lettings are pleased to bring to market this attractive 2 DOUBLE BEDROOM DETACHED bungalow, which stands on a prominent corner position on a desirable residential area of Whitwick. The property offers a single detached garage with electric controlled doors along with two private driveways, one gated. There are also well maintained gardens to the front and rear. Accommodation comprises; entrance porch, entrance hall, shower room, bedroom 1 with en-suite bathroom with bath & shower, bedroom 2, lounge, dining room, kitchen and conservatory. Viewing is highly recommended and is strictly by appointment only.

EPC awaited, Council tax band C.

FEATURES

- Spacious detached bungalow
- en suite to bedroom one
- Detached garage
- Conservatory to rear
- Shower room
- Corner position
- Landscaped Gardens
- Two driveways, one gated
- Desirable residential area in Whitwick



ROOM DESCRIPTIONS

Front

An impressive frontage on a prominent corner position. With two driveways, one of those is gated. There is a small walled boundary and the front garden consists of a mixture of gravel and slabs.

Entrance Hall

A welcoming entrance, accessed via the entrance porch. With wood effect laminate flooring, heating radiator, ceiling pendant lighting and door access to both bedrooms, lounge and shower room.

Lounge

3.34m x 5.41m (10' 11" x 17' 9") A lovely spacious lounge area with UPVC double glazed window looking into the conservatory, electric fireplace with surround, heating radiator, ceiling pendant lighting and fully carpeted.

Kitchen

1.47m x 4.89m (4' 10" x 16' 1") A bright and airy kitchen with a small UPVC double glazed window to the side, window and door leading out to the rear garden, a selection of wooden wall and base units with worktop over, integrated double oven and electric hob, tiled splashbacks, tiled flooring, space and plumbing for a washing machine and dishwasher, heating radiator and ceiling spotlights.

Bedroom 1

3.31m x 3.64m (10' 10" x 11' 11") A good double sized bedroom with UPVC double glazed window to the front, ample wardrobe storage, heating radiator, ceiling pendant lighting and fully carpeted.

En-Suite Bathroom

3.30m x 2.22m (10' 10" x 7' 3") A large en-suite complete with corner jacuzzi bath, large corner step in shower cubicle with wall mounted electric shower, WC, hand wash basin, tiled walling, tiled flooring, extractor fan and ceiling spotlights.

Bedroom 2

3.34m x 2.70m (10' 11" x 8' 10") A double sized bedroom with UPVC double glazed window to the front, large fitted wardrobe storage, heating radiator, ceiling pendant lighting and fully carpeted.

Shower Room

2.12m x 1.62m (6' 11" x 5' 4") With UPVC double glazed window to the side, large corner step in shower cubicle with wall mounted mains shower, WC, hand wash basin, part tiled walling, tiled flooring and ceiling pendant lighting.

Dining Room

2.76m x 3.32m (9' 1" x 10' 11") A good sized dining/second reception room with UPVC double glazed window to the rear, door access out to the rear garden, access to a separate storage cupboard, heating radiator, ceiling pendant lighting and fully carpeted.

Conservatory

3.87m x 2.92m (12' 8" x 9' 7") A large and bright rear conservatory with door access out to the rear garden at the side and double doors at the rear. With ceiling lighting and fan, tiled flooring and heating radiator.

Garage

Brick built detached garage with electric fob operated front doors. Accessed via a private gated driveway. Inside has lighting and power along with a side personnel access door.

Rear Garden

A delightful, well maintained rear garden with large slabbed patio area and a mixture of gravelled and slabbed areas with a selection of planted shrubs. There is also fenced boundaries, outside lighting, outside tap access and personnel access to the detached garage.

Legals

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 of 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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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