

Sinclair



Holland Close, Whitwick

Offers Over **£150,000**

Holland Close

Whitwick

Offered with NO UPWARD CHAIN. Ideally for first time buyers this recently MODERNISED TWO BEDROOM TOWNHOUSE occupying a CUL DE SAC location within the popular commuter village of Whitwick comes to the market benefiting from off road parking, a refitted kitchen, recently installed electric heaters and a low maintenance rear garden, whilst benefiting from a good sized lounge, two bedrooms and a first floor bathroom suite. Early viewings come highly advised in order to avoid disappointment.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Two Bedrooms
- Newly Fitted Kitchen
- Off Road Parking
- Rear Garden
- Cul-De-Sac
- No Upward Chain



GROUND FLOOR

Entrance Porch

Entered via a composite front door and giving way to the through lounge.

Lounge

14' 7" x 11' 6" (4.45m x 3.51m)

Having timber effect laminate flooring, stairs rising to the first floor, uPVC double glazed window to front and two recently installed electric wall mounted heaters.

Kitchen/Diner

7' 2" x 11' 5" (2.18m x 3.48m)

Inclusive of an attractive range of wall and base units with low profile work surfaces, a sink and drainer unit with swan neck mixer tap, four ring electric ceramic hob with retractable filtration hood over, a fitted electric oven and grill, tiled effect laminate flooring, access to under stairs storage, extractor fan, electric wall heater, uPVC double glazed window to rear and having a uPVC framed door to rear accessing the private rear garden.

FIRST FLOOR

Landing

Stairs rising to the first floor landing, give way two bedrooms and the three piece bathroom suite and comprises a loft hatch.

Bedroom One

9' 9" x 11' 6" (2.97m x 3.51m)

Having a uPVC double glazed window to front, access to over stairs storage, which in turn houses the hot water cylinder and an electric storage heater.

Bedroom Two

11' 7" x 7' 1" (3.53m x 2.16m)

Having electric wall mounted storage heater and uPVC double glazed window to rear.



Bathroom

6' 4" x 4' 9" (1.93m x 1.45m)

This three piece suite comprises a low level w.c, pedestal wash hand basin, panelled bath with telephone style mixer shower tap, extractor fan, vinyl flooring and part tiled walls.

Rear Garden

Enjoying a sunny aspect and comprising composite decking surrounded by timber close and feather board fence panelling with an artificial lawn, slate shingles edging a paved patio area with bark chipping and rear gated access.

Front Garden

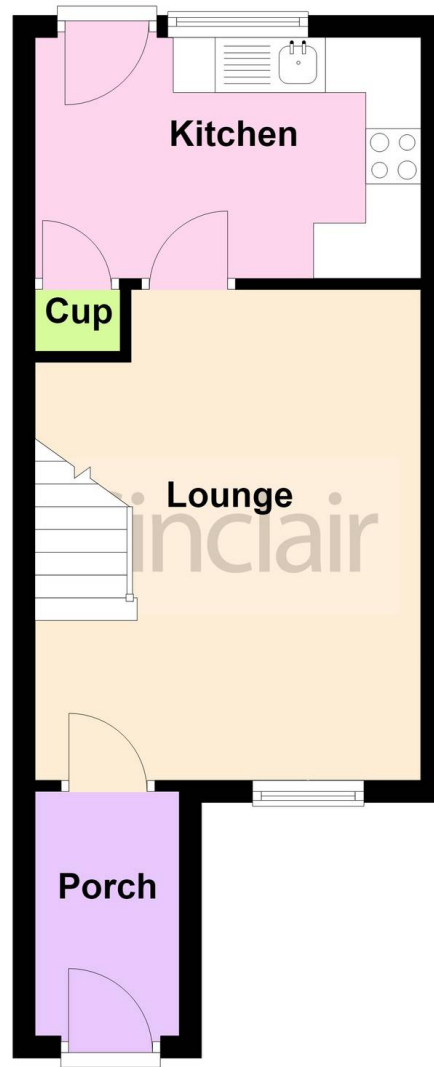
Pathway leading to the front door complemented by slate shingling.

Off street

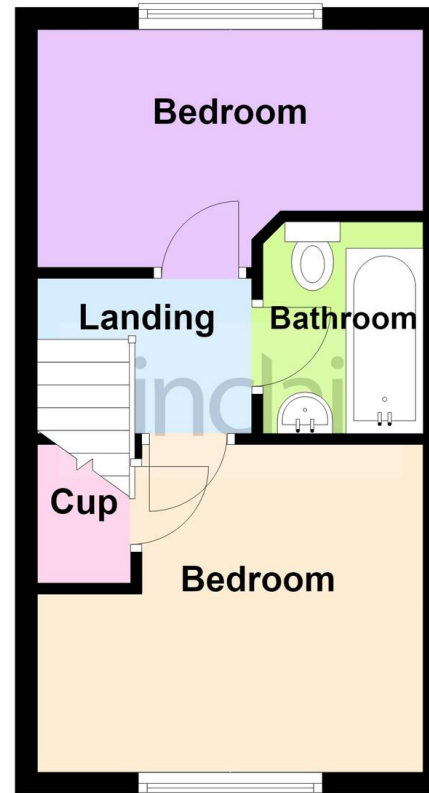
Offering offer parking via a tarmacadam driveway, please be advised the access is shared.



Ground Floor



First Floor





Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville – LE67 3PD

01530 838338

coalville@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) – The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.