Sinclair



Hall Lane, Whitwick

£255,000

Hall Lane

Whitwick

OFFERED WITH NO UPWARD CHAIN this **THREE BEDROOM SEMI DETACHED BUNGALOW** situated within the popular village of Whitwick comes to the market benefiting from low maintenance front and rear gardens, and in brief, comprises a wide entrance hall, three sunny aspect bedrooms, a shower room, lounge and refitted Howden's kitchen/diner. The property also benefits from a detached garage and driveway parking. Early viewings come highly advised in order to avoid disappointment.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three Bedrooms
- Semi Detached Bungalow
- No Upward Chain
- Low-Maintenance Gardens
- Detached Garage
- Popular Location







GROUND FLOOR

Entrance Hall
Entered through a uPVC front door and comprising loft hatch, timber effect laminate flooring, fitted storage and providing access to the entire accommodation.

Bedroom One
12' 9" x 10' 9" (3.89m x 3.28m)
Enjoying a dual aspect with uPVC double glazed windows to front and side.

Bedroom Two
9' 0" x 10' 9" (2.74m x 3.28m)
Having uPVC double glazed window to side.

Bedroom Three
8' 8" x 7' 9" (2.64m x 2.36m)
Having uPVC double glazed window to rear.

Shower Room
5' 4" x 6' 4" (1.63m x 1.93m)
This three piece suite comprises a low level push button w.c, vanity wash hand basin, a corner shower enclosure with thermostatic mixer tap, ceramic tiled walls and flooring, chrome heated towel rail, extractor fan and an opaque uPVC double glazed window to rear.

Lounge
10' 8" x 12' 2" (3.25m x 3.71m)
Having uPVC double glazed window to front, coving, electric effect fireplace with polished stone surround and hearth and having wall lighting.







Kitchen/Diner
10' 4" x 12' 9" (3.15m x 3.89m)
Inclusive of a range of wall and base units with low profile work surfaces, a sink and drainer unit with swan neck mixer tap, free standing electric cooker beneath an extractor hood, whilst having tiling to splash prone areas, ceramic tiled flooring, uPVC double glazed window to rear. Other benefits include a pantry and further airing cupboard housing the gas fired central heating boiler with a uPVC door with inset opaque double glazed panel accessing the private rear garden.

Rear Garden

Having a paved patio area with water point, side gated access and surrounded by timber close board fence panels and box hedging, whilst also providing an out house, w.c, timber shed and sunken stone shingled seating area.

Front Garden

A well maintained stone shingled frontage with privet hedge, dwarf brick wall and having a paved walk accessing the front door.

Driveway
A tarmacadam driveway with block edging gives way to the detached garage and offers off road parking for multiple vehicles.

Garage

Single Garage

Being of concrete sectional construction with two single glazed windows to side and having an up and over door to front.















Ground Floor





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