



22 Cademan Street  
Whitwick, Coalville, LE67 5AD

£180,000



## Brief Description

Offered available with NO UPWARD CHAIN. Located on Cademan Street in the popular village of Whitwick, this DELIGHTFUL end terrace house offers a perfect blend of character and modern living. With two SPACIOUS DOUBLE BEDROOMS and a well-appointed bathroom, this property is ideal for first-time buyers or those looking to downsize.

As you enter, you are welcomed by a quaint entrance porch that leads into a GENEROUS LIVING ROOM. This BAY-FRONTED space is enhanced by a multi-fuel burning stove, creating a warm and inviting atmosphere. The room features elegant wall-mounted lights, intricate ceiling coving, and stylish wood laminate flooring, all complemented by a tasteful tiled hearth and wooden mantle surrounding the FIREPLACE.

The DINING ROOM, which flows seamlessly into the kitchen, boasts TALL CEILINGS and a CHARMING FIREPLACE, making it a perfect setting for family meals or entertaining guests. The KITCHEN is equipped with modern wall and base units, an integrated oven, a BELFAST SINK, and essential appliances such as a dishwasher and fridge. The tiled flooring and splashback add a contemporary touch, while the UTILITY ROOM provides additional storage and new stable door access to the rear garden.

Upstairs, you will find two well-proportioned double bedrooms, each offering AMPLE SPACE and natural light. The FAMILY BATHROOM is modern and features a three-piece suite with partly tiled walls, ensuring comfort and convenience.

The outdoor space potential is equally impressive, with a tiered rear garden that showcases a lovely stone wall feature. The GARDEN includes a lower patio area, steps leading to further levels, a laid lawn, slate chipped sections, and a garden shed, all surrounded by mature shrubs and trees within an enclosed fence boundary.

This property not only exudes charm but also presents FANTASTIC SCOPE FOR IMPROVEMENT, making it a WONDERFUL OPPORTUNITY for those looking to make their mark in a lovely community.





## ON THE GROUND FLOOR

Entrance Porch

Living Room

11'9" x 14'4" (3.58m x 4.37m)

Dining Room

16'6" x 14'4" (5.03m x 4.37m)

Kitchen

10'7" x 6'9" (3.23m x 2.06m)

Utility Room

10'2" x 6'9" (3.10m x 2.06m)

## ON THE FIRST FLOOR

Landing

Bedroom 1

12'0" x 14'4" (3.66m x 4.37m)

Bedroom 2

13'4" x 9'7" (4.06m x 2.92m)

Family Bathroom

## ON THE OUTSIDE

Front Garden

Rear Garden





## Floor Plan



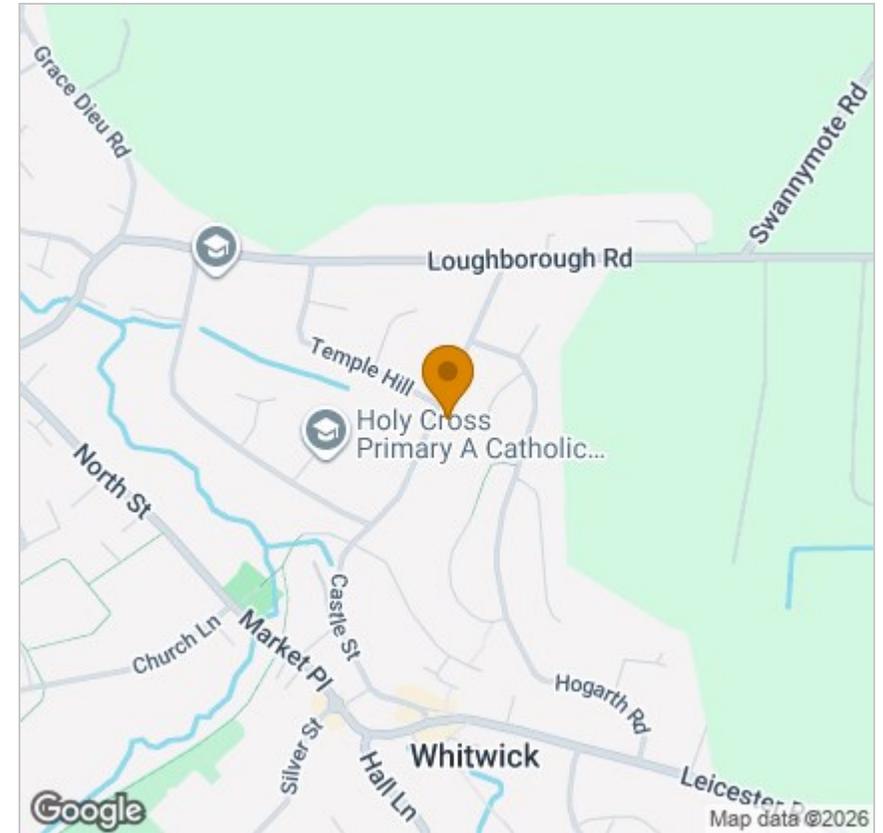
## Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

