



22 City Of Three Waters  
Whitwick, Coalville, LE67 5AH

£175,000

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## Brief Description

Nestled in the heart of Whitwick village, this **CHARMING TWO BEDROOM COTTAGE** offers deceptively spacious accommodation and a truly impressive rear garden that must be seen to be appreciated.

Ideal for first time buyers or those seeking **GENEROUS OUTDOOR SPACE**, the property blends traditional character with modern comforts and exciting potential for further enhancement.

The accommodation briefly comprises a welcoming living room featuring exposed ceiling beams, wall mounted lighting, staircase to the first floor, and a brick fireplace with electric stove creating a cosy focal point.

To the rear is a **SPACIOUS DINING KITCHEN** fitted with a range of modern wall and base units with stainless steel sink and drainer, tiled splashbacks and tiled flooring. There is space and plumbing for appliances including a washing machine, fridge and freestanding cooker with four ring gas hob and extractor hood. A newly installed Worcester Bosch combination boiler is also located here, while a rear door provides direct access to the garden.

Completing the ground floor is a **CONTEMPORARY SHOWER ROOM** fitted with a modern three piece white suite comprising shower enclosure, WC and wash hand basin, complemented by tiled walls and flooring.

To the first floor are two generously sized double bedrooms. Bedroom one benefits from fitted wardrobes with sliding doors, while bedroom two offers a quirky and versatile layout with built in storage and dual rear windows overlooking the garden.

Externally, the property enjoys a **SUBSTANTIAL AND HIGHLY UNEXPECTED REAR GARDEN**. Immediately to the rear is a paved patio and lawned area with sheltered drying space, enclosed fencing and pathways. Beyond this lies a further **IMPRESSIVE GARDEN SPACE** offering endless possibilities for keen gardeners, outdoor entertaining, vegetable growing, workshop space or hobby areas, currently benefitting from multiple sheds and useful outbuildings.





ON THE GROUND FLOOR

Living Room

10'2" x 11'6" (3.1 x 3.51)

Kitchen Diner

17'5" x 7'4" (5.31 x 2.26)

Shower Room

ON THE FIRST FLOOR

Landing

Bedroom One

13'11" x 9'11" (4.26 x 3.04)

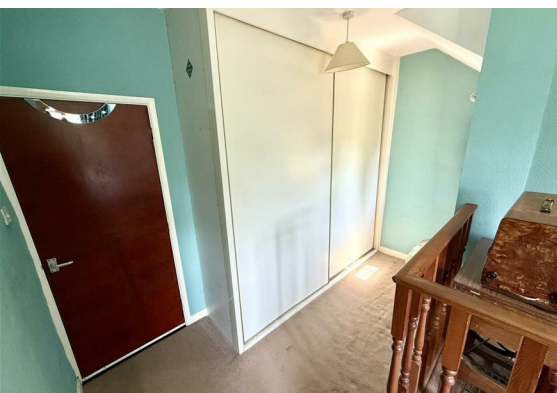
Bedroom Two

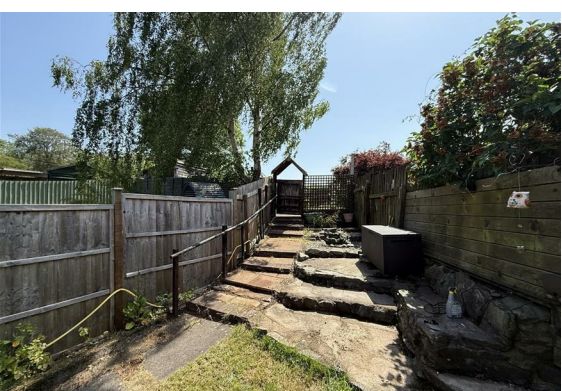
11'10" x 11'6" (3.61 x 3.51)

ON THE OUTSIDE

Garden One

Garden Two





## Floor Plan



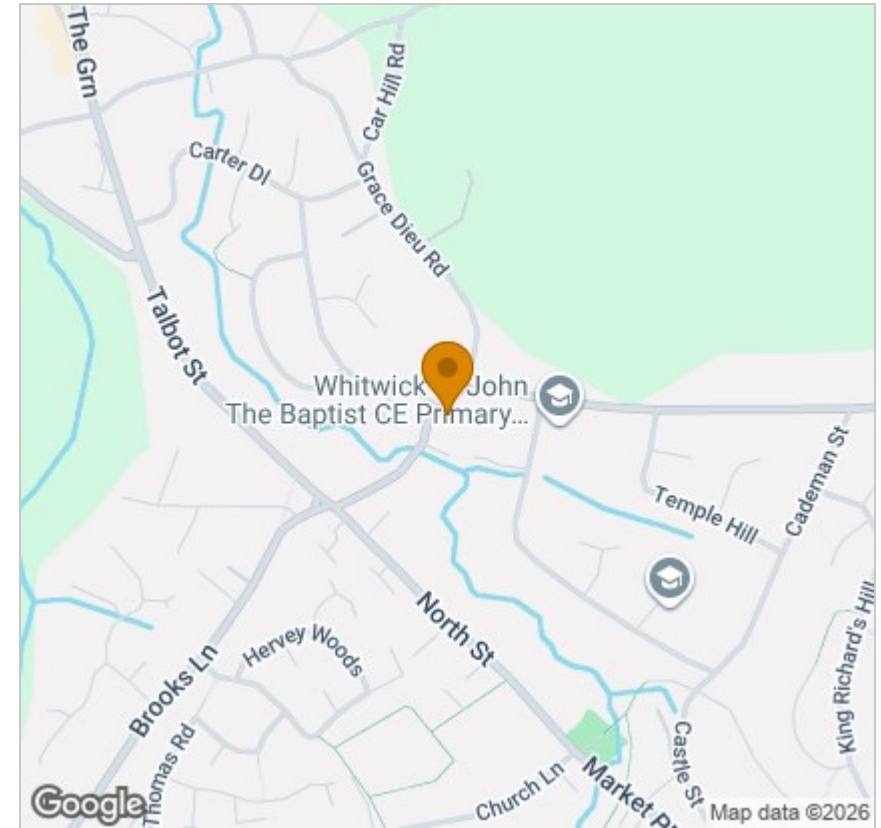
## Viewing

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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2-4 North Street, Whitwick, Coalville, Leicestershire, LE67 5HA  
Tel: 01530 682886 Email: sales@maynardestates.co.uk maynardestates.co.uk

## Area Map



## Energy Efficiency Graph

