



226 Church Lane
Whitwick, Coalville, LE67 5DL

£200,000

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£200,000

Brief Description

Available with NO UPWARD CHAIN, this property offers the chance to add your personal touch and make it your own. Positioned on Church Lane in the POPULAR VILLAGE of Whitwick, this delightful two-bedroom semi-detached house presents an EXCELLENT OPPORTUNITY for first-time buyers or those seeking a promising investment.

Upon entering, you are greeted by a welcoming entrance hall featuring tiled flooring and stairs leading to the first floor. The KITCHEN, though compact, is well-equipped with modern wall and base units, providing AMPLE SPACE for a washing machine and fridge, along with an integrated oven and a tiled splashback.

The spacious LIVING ROOM is a highlight of the home, boasting a sliding patio door that opens into a BRIGHT conservatory. This inviting space is adorned with laminate wood flooring and a CHARMING FIREPLACE housing a gas fire, making it perfect for relaxation and entertaining. The CONSERVATORY, constructed with UPVC double glazing, features tile flooring and French doors that lead out to the rear garden, seamlessly blending indoor and outdoor living.

Upstairs, you will find two GENEROUSLY SIZED double bedrooms, both offering built-in storage solutions. The largest bedroom overlooks the tranquil rear garden, while the second bedroom benefits from an overstairs cupboard. The SHOWER ROOM is designed as a WET ROOM, complete with a three-piece suite, including a floor drainage shower, wall-mounted electric shower, WC, and hand basin, all enhanced by partly tiled walls.

The exterior of the property is equally appealing, with a REAR GARDEN primarily laid to lawn, complemented by a hard standing area, gravelled borders, and a garden shed, all enclosed by a fenced boundary with side gated access. The tarmac DRIVEWAY provides off-road parking, along with a convenient side CARPORT. The front garden features a small lawned area framed by picket fencing, adding to the property's curb appeal.

Do not miss the chance to make this charming house your own





ON THE GROUND FLOOR

Entrance Hall

Kitchen

9'8" x 5'9" (2.95m x 1.75m)

Living Room

17'6" x 11'7" (5.33m x 3.53m)

Conservatory

7'5" x 9'7" (2.26m x 2.92m)

ON THE FIRST FLOOR

Landing

Bedroom 1

10'0" x 11'7" (3.05m x 3.53m)

Bedroom 2

9'1" x 11'7" (2.77m x 3.53m)

Wet Room

ON THE OUTSIDE

Rear Garden

Driveway

Carport





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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

