



168 Church Lane
Whitwick, Coalville, LE67 5DJ

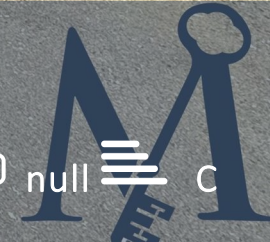
£250,000



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Brief Description

Located on Church Lane in the popular village of Whitwick, this beautifully presented link-detached house offers a DELIGHTFUL living experience. With three spacious bedrooms and two well-appointed bathrooms, this property is ideal for first-time buyers or those looking to downsize. AVAILABLE WITH NO UPWARD CHAIN, it is ready for you to move in and make it your own.

As you enter, you are greeted by a WELCOMING entrance hall featuring elegant laminate wood flooring that flows through much of the ground floor, a convenient understairs storage area and a ground floor WC/UTILITY. The LIVING ROOM, located at the front of the house, boasts dual aspect windows that fill the space with natural light. A COSY FIREPLACE, complete with a nearly new wood-burning stove, adds a touch of warmth and charm, complemented by tasteful dado rails and ceiling coving.

The heart of the home is the MODERN KITCHEN DINER at the rear, equipped with a range of stylish wall and base units, a Range Master double oven and grill, and ample space for a dishwasher and other appliances. Sliding doors open up to the rear garden, allowing for seamless indoor-outdoor living and GARDEN VIEWS.

Upstairs, you will find three well-proportioned bedrooms, including a GENEROUS MASTER with its own en suite bathroom. The family bathroom features a CONTEMPORARY three-piece suite, under-bath storage, and STYLISH finishes such as partially tiled walls and a chrome heated towel rail.

The rear garden is a true highlight, featuring BEAUTIFULLY PRESENTED paved patios on both upper and lower levels, a lush lawn area, and an array of planted borders and mature shrubs, all enclosed by a secure fence with side gated access. The front garden is gravelled, providing ADDITIONAL OFF-ROAD PARKING if needed, while the main tarmac driveway leads to a single GARAGE equipped with light and power supply.

This property is a WONDERFUL OPPORTUNITY to enjoy comfortable living in a DESIRABLE LOCATION. Don't miss your chance.





ON THE FIRST FLOOR

Entrance Hall

Utility Room / WC

5'5" x 5'7" (1.65m x 1.70m)

Living Room

17'0" x 10'10" (5.18m x 3.30m)

Kitchen Diner

16'8" x 10'0" (5.08m x 3.05m)

ON THE FIRST FLOOR

Landing

Master Bedroom

12'9" x 11'1" (3.89m x 3.38m)

En Suite

3'5" x 8'0" (1.04m x 2.44m)

Bedroom 2

9'2" x 9'6" (2.79m x 2.90m)

Bedroom 3

6'9" x 9'10" (2.06m x 3.00m)

Family Bathroom

5'7" x 6'1" (1.70m x 1.85m)

ON THE OUTSIDE

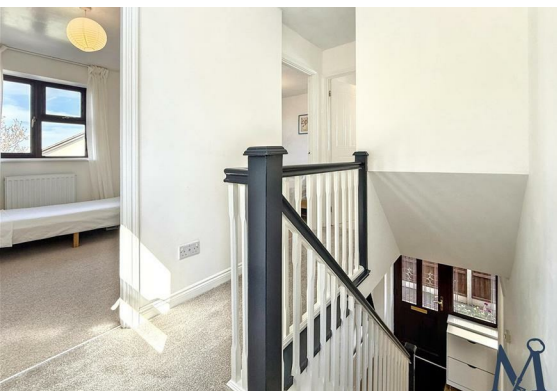
Front Garden

Rear Garden

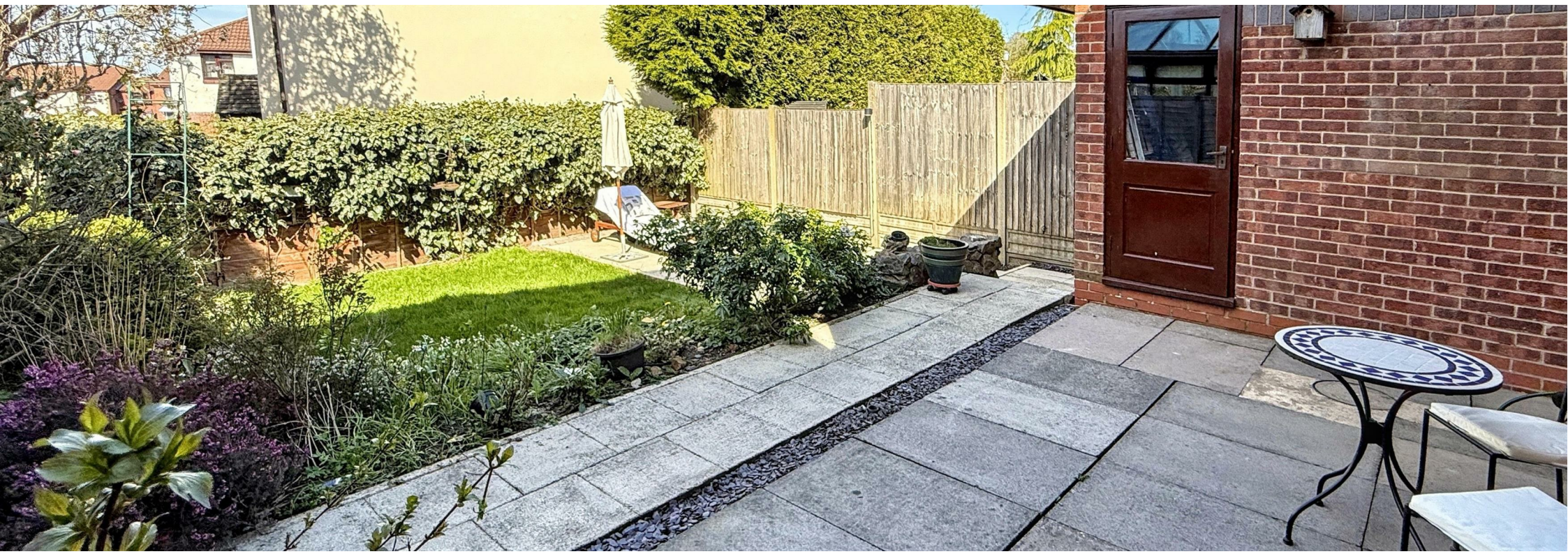
Driveway

Single Garage

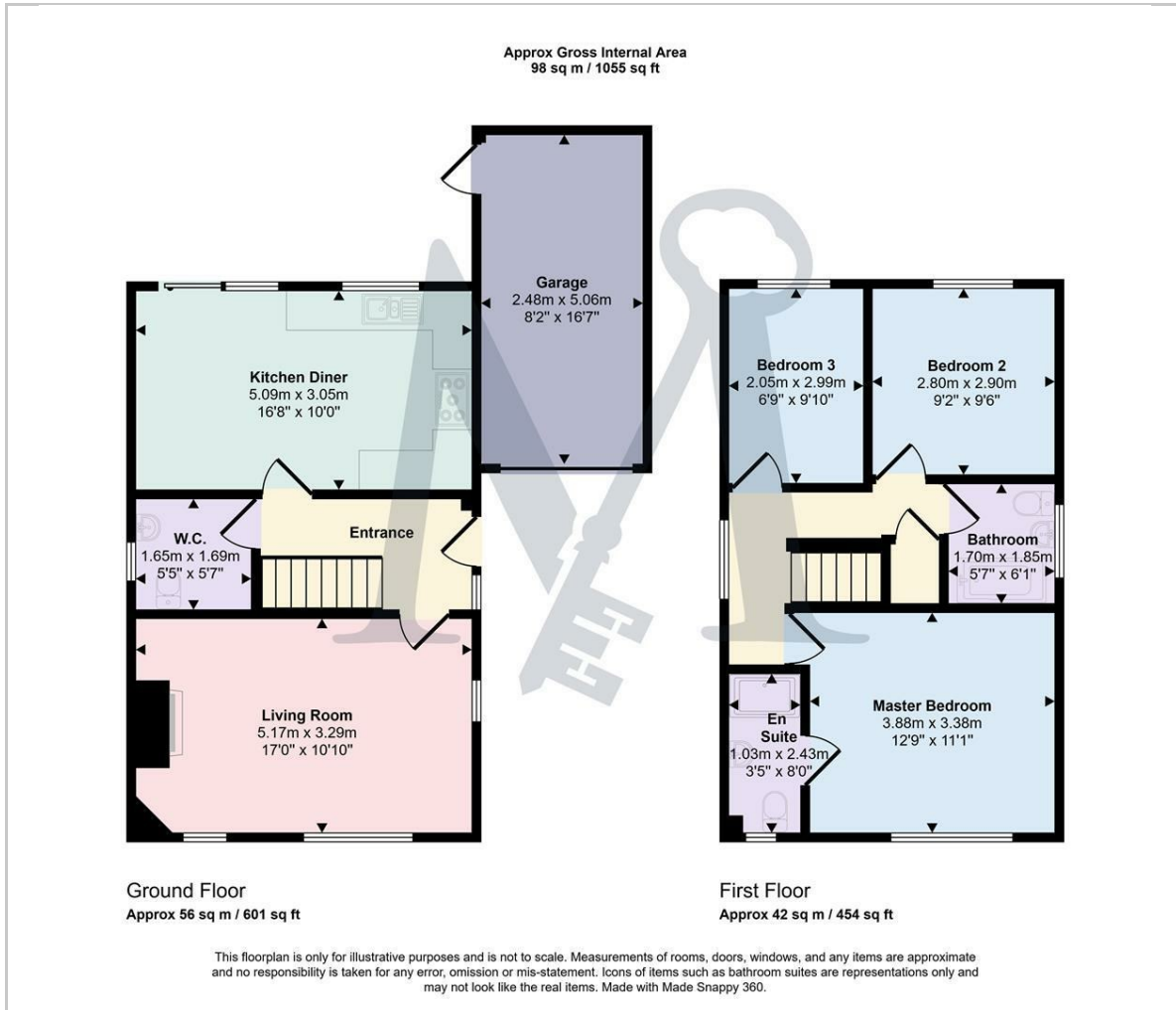
16'8" x 10'0" (5.08m x 3.05m)







Floor Plan



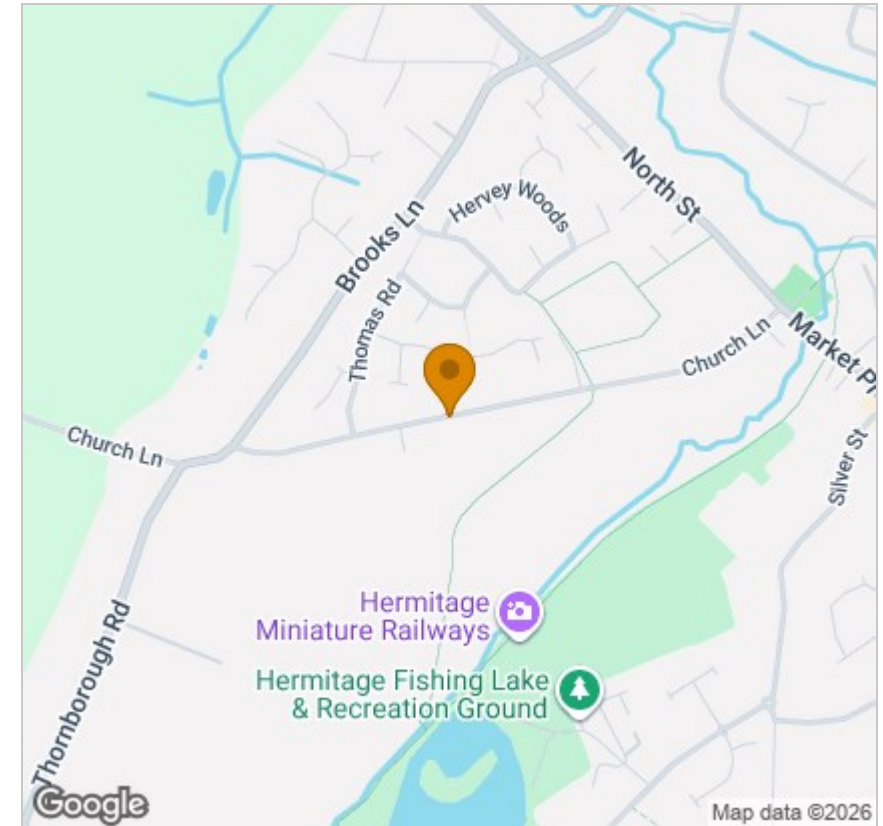
Viewing

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

