



20 Thomas Road  
Whitwick, Coalville, LE67 5FY

£230,000

ASHFORD ROAD

3 1 2 D



## Brief Description

A LOVELY, WELL-PRESENTED home situated within the popular village of Whitwick, occupying a corner plot and offered with NO UPWARD CHAIN. This fantastic, first time buyer home offers modern and spacious accommodation which has been tastefully decorated through-out.

A welcoming and handy entrance porch gives access to the home, which in turn provides access into the living room. This room provides the ideal living space and benefits from lots of natural light via its two windows, has a FEATURE FIREPLACE with stairs rising to the first floor and door into the dining kitchen.

The MODERN DINING KITCHEN has a range of wall and base units with decorative splashbacks and feature LVT flooring. Integrated oven with a four-ring gas hob, space for fridge and freezer, plumbing for washing machine and a modern wall mounted gas boiler. The dining area provides ample space for a dining table and other free standing furniture, having dual aspect double glazing and ceiling spotlights. The conservatory is accessed via sliding patio doors from the dining kitchen which provides ADDITIONAL LIVING SPACE as is currently being used as a home office space with door opening out onto the rear garden.

Stairs rise to the first floor landing with all rooms leading off. The master bedroom is a great sized offering ample space for free-standing furniture with dual aspect double glazed windows. There are two further bedrooms and a MODERN FAMILY BATHROOM complete with shower over bath, wash hand basin and dual flush WC.

Externally the property benefits from an artificial lawn, with LARGE PATIO and separate gravelled seating area. Gated access to the rear leads to OFF ROAD PARKING for several vehicles and lawned frontage with a manicured front hedge boundary, iron gate and paved pathway leading to the front door.

This property is perfect for first time buyers, ideally situated in the POPULAR VILLAGE of Whitwick.





## ON THE GROUND FLOOR

Entrance Porch

Living Room

12'4" x 12'2" (3.76m x 3.71m)

Kitchen Diner

9'2" x 14'10" (2.79m x 4.52m)

Conservatory

6'10" x 8'6" (2.08m x 2.59m)

## ON THE FIRST FLOOR

Landing

Bedroom One

12'2" x 8'6" (3.71m x 2.59m)

Bedroom Two

9'1" x 7'8" (2.77m x 2.34m)

Bedroom Three

6'7" x 6'9" (2.01m x 2.06m)

Family Bathroom

7'4" x 5'9" (2.24m x 1.75m)

## ON THE OUTSIDE

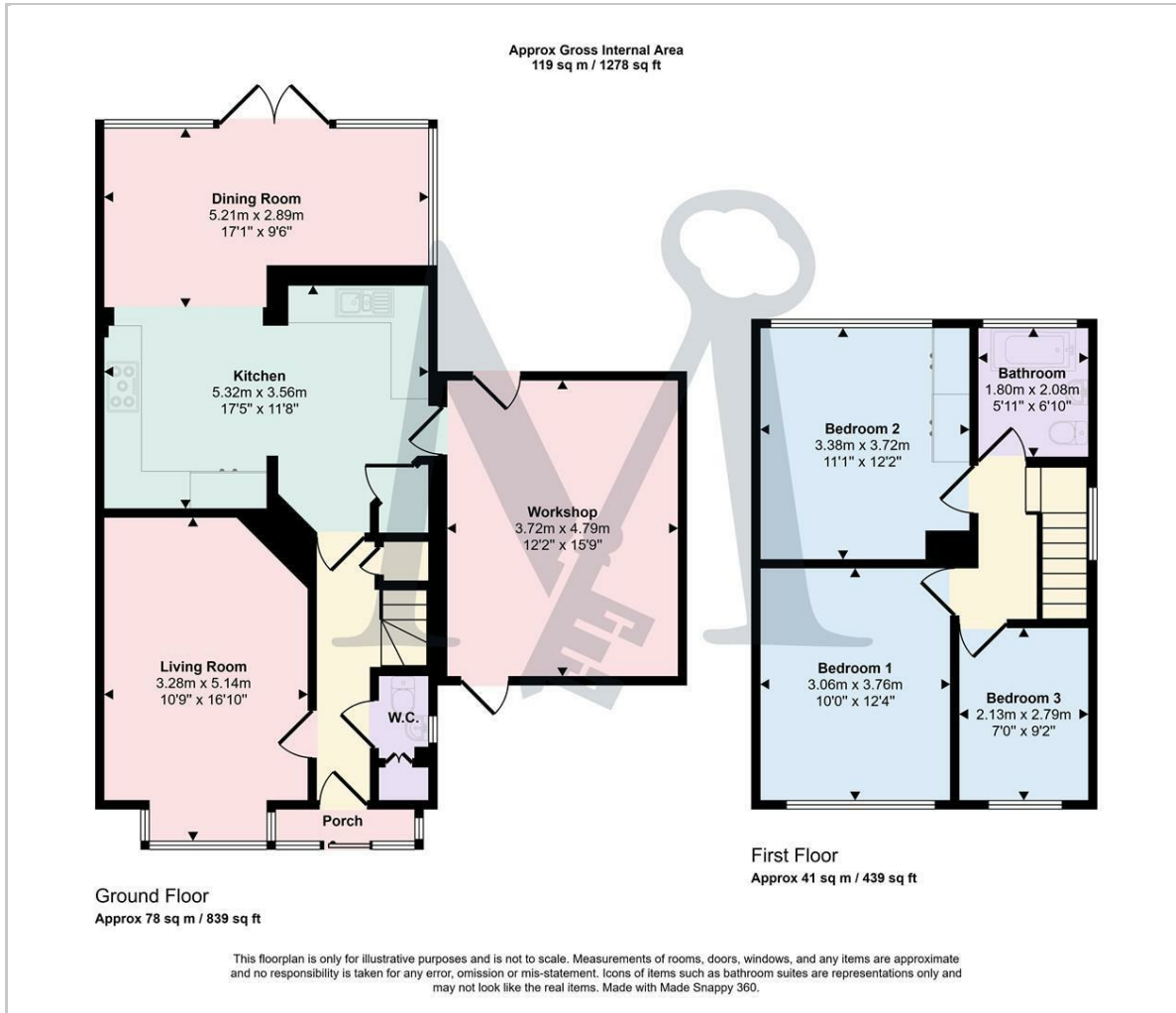
Rear Garden

Front/Side Garden

Off Road Parking



## Floor Plan



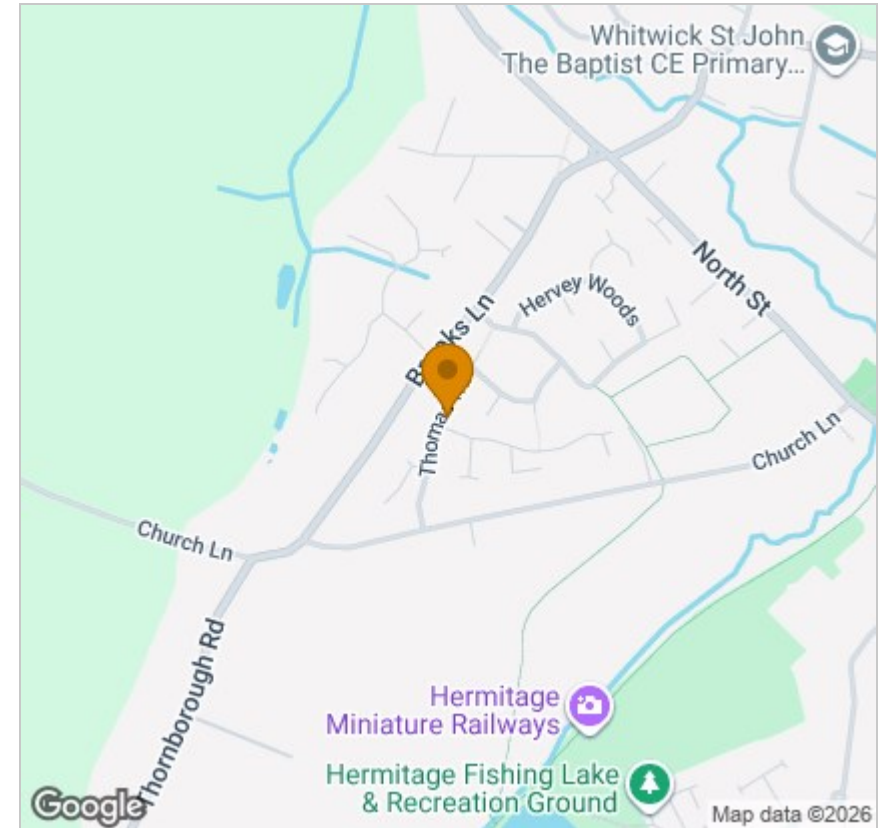
## Viewing

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

