

Grace Dieu Road  
Whitwick, Coalville, LE67 5AP

John   
German





# Grace Dieu Road

Whitwick, Coalville, LE67 5AP

£550,000

**This versatile, spacious split level home is fabulously positioned in one of the areas most sought-after locations close to Grace Dieu Park. Extending to over 2200 sq.ft, the house has room for a larger family offering 5/6 bedrooms, 3 bathrooms, 3/4 reception rooms and some lovely gardens to the rear.**



Set on Grace Dieu Road, the property lies just a short walk away from access to Grace Dieu Park with its winding woodland trails, babbling stream, historic viaduct and the ruins of the Grace Dieu Priory, a former medieval nunnery - a lovely spot for an afternoon stroll or for walking the dog!

The property itself is set back from the road behind a double width driveway providing parking for 4+ cars and access to the double garage with roller electric entrance door. The main door leads through an entrance porch and into a welcoming and spacious reception hallway which has a double coat cupboard, seating area and an internal door to the garage.

On this floor you will find a study/bedroom six, WC and laundry room (originally ground floor bathroom). A short flight of stairs lead up to the main living area which comprises a modern fitted breakfast kitchen with various appliance spaces, cabinets along two sides of the room, space for a family breakfast table and a rear aspect which has views across the mature garden. Adjacent is a utility/boot room which has further storage options, a breakfast bar area and a wall mounted Baxi central heating boiler alongside a door to the garden.

For formal entertaining there is a separate dining room with an almost full height picture window, a feature double sided open fireplace which is open to not only the dining room but the lounge that lies adjacent. The lounge is an amazing sized room with dual aspect windows and French double doors leading out to a large block paved patio area, perfect for summer entertaining.

Returning to the first landing where a second short flight of stairs leads you to the three double bedrooms (two have wardrobes), the largest of which has a picture window looking down to the garden and the benefit of a fully tiled en suite with WC, wash hand basin and walk-in shower.

Completing this floor is the family shower room again fully tiled having a large walk-in shower alongside a WC and pedestal wash hand basin.

Next is the top floor that has an amazing array of living space comprising two double bedrooms (formerly one that can easily be re-instated), a walk-in wardrobe, sitting area, study/dressing area and a full bathroom. This collection of rooms makes for a perfect living space for the owners two daughters but could easily make a master suite to die for with the removal of the diving bedroom stud wall.

Outside - To the rear of the property are mature lawned gardens that have a great degree of privacy alongside an extensive block paved patio area which takes full advantage of the summer sunshine. There are mature planted borders and gated side access.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

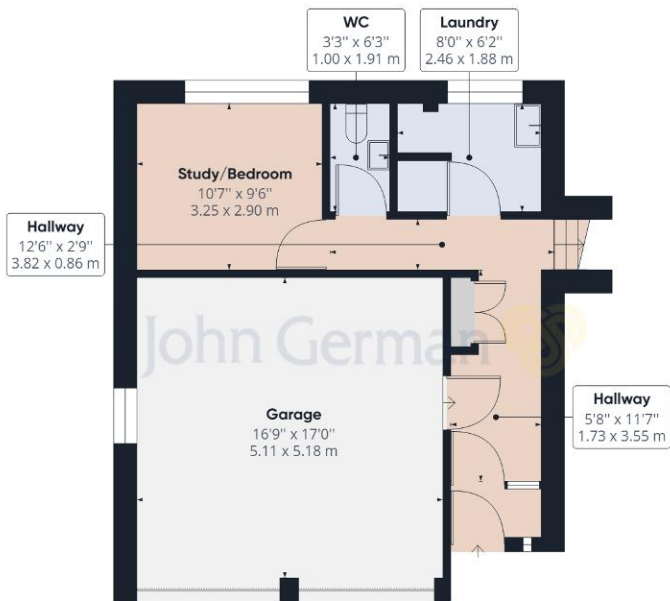
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency) [www.nwleics.gov.uk](http://www.nwleics.gov.uk)

**Our Ref:** JGA/09012023

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band E







Ground Floor



Floor 1/2

Approximate total area<sup>(1)</sup>

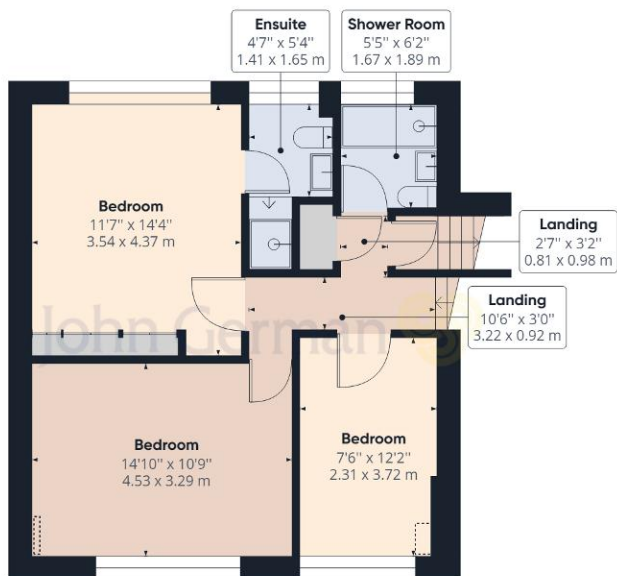
2464.11 ft<sup>2</sup>

228.92 m<sup>2</sup>

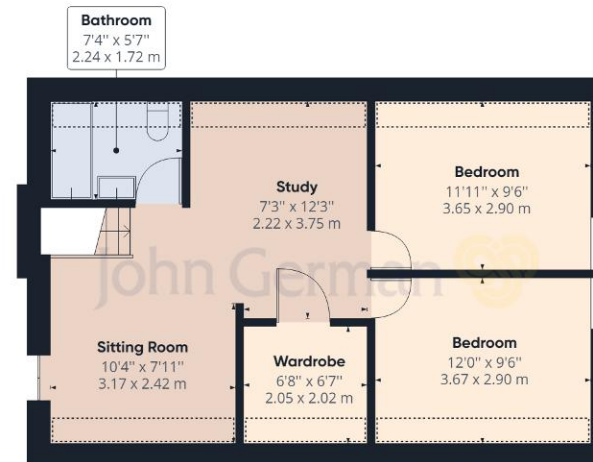
Reduced headroom

82.58 ft<sup>2</sup>

7.67 m<sup>2</sup>



Floor 1



Floor 1/2

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		



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