

FOR SALE



Holcombe Close, Whitwick

4 Bedrooms, 2 Bathroom, Detached Bungalow

Offers In Region Of £375,000


MARTIN&CO



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4 Bedrooms, 2 Bathroom

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- Substantial, extended detached bungalow
- Offered for sale with no onward chain
- Lovely cul de sac location
- Entrance hall, lounge and dining room



THE PROPERTY AND VILLAGE The subject property is a twice extended detached accommodation with accommodation extending over 1,200 square feet and holding a most pleasant position at the head of this cul de sac setting. offered for sale with no upward chain, the accommodation briefly comprises entrance hall, lounge, separate dining room, good sized breakfast kitchen, four bedrooms, bathroom and shower room.

Whitwick is a village and civil parish close to the town of Coalville in the northwest of the county and is situated in an ancient parish which formerly included the equally historic villages of Thringstone and Swannington. There is a very good standard of local amenities including shops, schools and public houses.

ACCOMMODATION

ENTRANCE HALL With central heating radiator, tiled floor.

LOUNGE 18' 10" x 10' 9" (5.74m x 3.28m) With double glazed window to the front elevation, two central heating radiators, central open fireplace, double doors to the dining room.

DINING ROOM 16' 5" x 15' 6" (5m x 4.72m) With double glazed window to the rear and front elevations, two central heating radiators, useful storage cupboard.

BREAKFAST KITCHEN 24' x 11' 2" (7.32m x 3.4m) Narrowing to 9' 4" With an extensive range of units at eye and base level providing work surface, storage and appliance space. One and a quarter bowl sink unit with mixer tap over, four ring hob with extractor over, electric oven. Space for fridge freezer, concealed Vaillant central heating boiler, double glazed window to front and side elevation, central heating radiator, tiled floor.



INNER HALLWAY With tiled floor.

BEDROOM ONE 13' 4" x 11' 5" (4.06m x 3.48m) With double glazed window, Central heating radiator.

BEDROOM TWO 13' 5" x 8' 4" (4.09m x 2.54m) With double glazed window. Central heating radiator,

BEDROOM THREE 13' 4" x 7' 6" (4.06m x 2.29m) With double glazed window. Central heating radiator.

BEDROOM FOUR 10' 11" x 9' 10" (3.33m x 3m) With double glazed window. Central heating radiator.

BATHROOM Comprising a suite in white of panelled bath with mains fed shower over, wash hand basin and W.C. Opaque double glazed window, central heating radiator, tiled walls.

SHOWER ROOM Comprising a suite in white of wash hand basin, W.C and bidet. Shower enclosure. Opaque double glazed window, tiled walls.

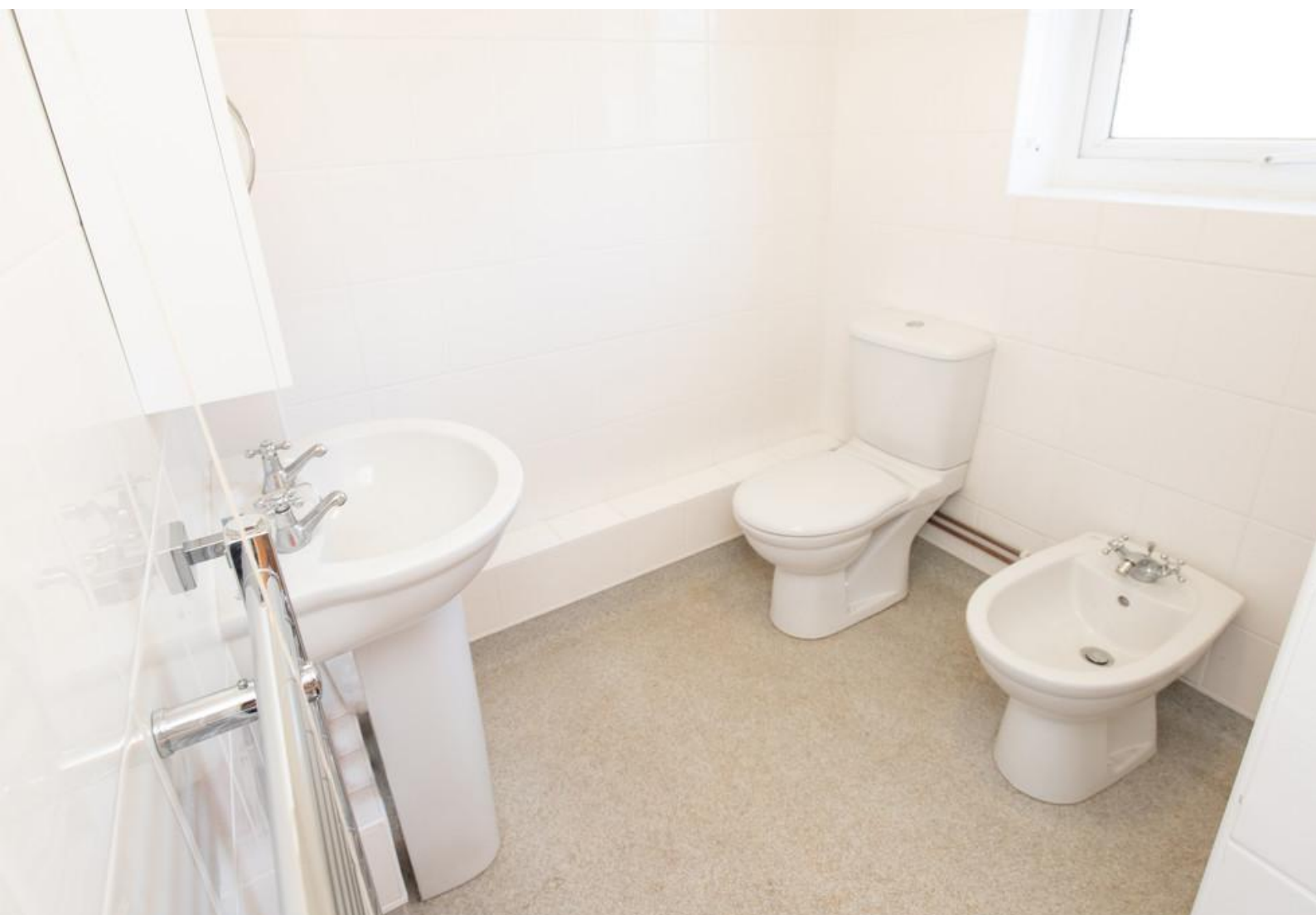
OUTSIDE The property is situated in a tucked away end of cul de sac location with driveway providing off road parking. Double gates lead through to the covered side drive (width 7' 5") and garage 11' 5" x 8' plus 9' 2" x 7' 6" with up and over door. beyond this is storage and a utility area with single drainer sink unit, plumbing for washing machine, central heating radiator and door leading to the garden. To the rear there is a good sized, private enclosed garden.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	



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