



Talbot Street, Whitwick
Coalville, Leicestershire, LE67 5AY

NEWTONFALLOWELL 

Talbot Street, Whitwick
Coalville, Leicestershire, LE67 5AY
£269,950

*** NO UPWARD CHAIN *** SPACIOUS DETACHED BUNGALOW
*** SUPERB LOCATION CLOSE TO VILLAGE AMENITIES *** LARGE
REAR GARDEN *** OPEN ASPECT TO REAR ***

Newton Fallowell are delighted to offer to the market this superbly proportioned three bedroomed detached bungalow, occupying a much larger than average plot and being within level walking distance of village amenities including a co-op supermarket and regular bus routes. The property benefits from double glazing and gas combi fired central heating, is offered with no upward chain and represents the perfect opportunity for those looking to downsize to single storey living whilst retaining a good amount of internal and external space.

The internal accommodation comprises in brief; porch, entrance hall, 6 metre lounge overlooking the garden, a good sized fitted kitchen with island unit and breakfast bar, three generous bedrooms and a bathroom.

Externally to the front there is a gravelled front garden which could be amended to provide more off road parking if required. There is gated access to the side to an extremely generous rear garden which has been set out with ease of maintenance in mind with decorative gravel, mature planted borders, shrubs, a timber shed and a greenhouse.



Accommodation

A timber obscure glazed front door leads into:-

Porch

Having a glazed door into:-

Hallway

Having a laminate floor, cloaks cupboard with sliding doors, airing cupboard housing the hot water cylinder, telephone point and doors off to:-

Lounge

Having a double glazed window to the rear elevation, radiator, television point and a feature electric fire with decorative surround.

Dining Kitchen

Being fitted with a range of Shaker style wall and base units with a complementary rolled edge work surface over, inset composite one and a third bowl sink and drainer with mixer tap over, tiled splashbacks, island unit with breakfast bar, integrated electric double oven and grill, four ring electric hob with extractor hood over, integrated freezer, space for under counter fridge, double glazed windows to the front and side elevations, an obscure UPVC double glazed door to the side passage and a storage cupboard.

Master Bedroom

Having a double glazed window to the rear elevation and radiator.

Bedroom Two

Having a double glazed window to the front elevation and radiator.

Bedroom Three

Having a double glazed window to the rear elevation and radiator.

Bathroom

Being fully tiled and fitted with a four piece suite of panelled corner bath, tiled shower cubicle, low flush WC, pedestal wash hand basin, radiator, loft access and a high level obscure double glazed window to the front elevation.

Exterior and Gardens

Externally to the front there is a gravelled front garden which could be amended to provide more off road parking if required. There is gated access to the side to an extremely generous rear garden which has been set out with ease of maintenance in mind with decorative gravel, mature planted borders, shrubs, a timber shed and a greenhouse.



Disclaimer

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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Data Protection

We retain the copyright in all advertising material used to market this Property.

FLOOR PLANS (if shown)

Floor plan is not to scale but meant as a guide only.

Thinking of Selling?

If you would like to arrange a free market appraisal of your property, please do not hesitate to contact us on 01530 810033 or via email, coalville@newtonfallowell.co.uk







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	57
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

From our NEWTON FALLOWELL office in the heart of COALVILLE: Turn right. At the crossroads/traffic lights go straight on into Memorial Square and Mantle Lane. Continue to the roundabout with the A511 bypass. Go straight on into Thornborough Road. In a short distance, this road becomes Brooks Lane, carry on this road until you come to the T-Junction and then turn left onto Talbot Street where the property can be found.


NEWTON
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Total area: approx. 101.9 sq. metres (1097.3 sq. feet)

