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Loughborough Road
Whitwick

- Beautifully maintained semi-detached family home
- Spacious open-plan family living space
- Impressive through sitting room
- Well-fitted kitchen/dining room
- Skylights and sliding doors to rear patio
- Two comfortable double bedrooms
- Versatile third bedroom/home office
- Exceptionally private garden with paved patios
- EPC Rating C / Council Tax Band B / Freehold

Welcome to Loughborough Road, a beautifully maintained semi-detached family home occupying an enviable position within the well-regarded area of Whitwick.

The impressive through sitting room has been opened up to create a substantial family living space. The open-plan arrangement continues towards the rear, where a superbly extended kitchen/dining room benefits from skylights and sliding doors opening directly onto the rear patio. The well-fitted kitchen offers ample preparation and working surfaces alongside space for the necessary appliances. Completing the ground floor is a useful guest cloakroom.

The first floor provides three well-proportioned bedrooms, two of which enjoy comfortable double proportions, while the third offers a versatile space ideal as a child's bedroom, dressing room or home office. These are served by a well-appointed family bathroom with a matching three-piece suite.

A useful loft room is accessed directly from the landing via ladders and benefits from skylights and fitted storage, providing versatile additional space for hobbies, storage, a home office or quiet retreat.

Gardens and land:
Externally, the rear garden is a particular highlight, enjoying an excellent degree of privacy. Slab-paved patios and pathways lead through the garden, with generous areas of lawn extending towards the foot of the plot. The garage has been converted to provide an additional reception space, offering versatility as a home office, garden room, studio or potential guest accommodation, subject to the buyer's requirements.

Location:
Whitwick is a popular village in North West Leicestershire, situated approximately two miles from Coalville and within easy reach of Ashby-de-la-Zouch, Loughborough and Leicester. The village offers a good range of everyday amenities, including shops, public houses, schools and leisure facilities, while the surrounding countryside provides plenty of opportunities for walking and outdoor recreation.

The area is well placed for commuters, with road links providing access to the A511 and wider motorway network, while regular bus services connect Whitwick with Coalville, Leicester, Shepshed and Loughborough. There are also several primary schools within the village, with further schooling available in the surrounding area.

Method of Sale:
The property is offered for sale by Private Treaty.

Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:
The property is being sold freehold with vacant possession upon completion.

Local Authority:
Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band B.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

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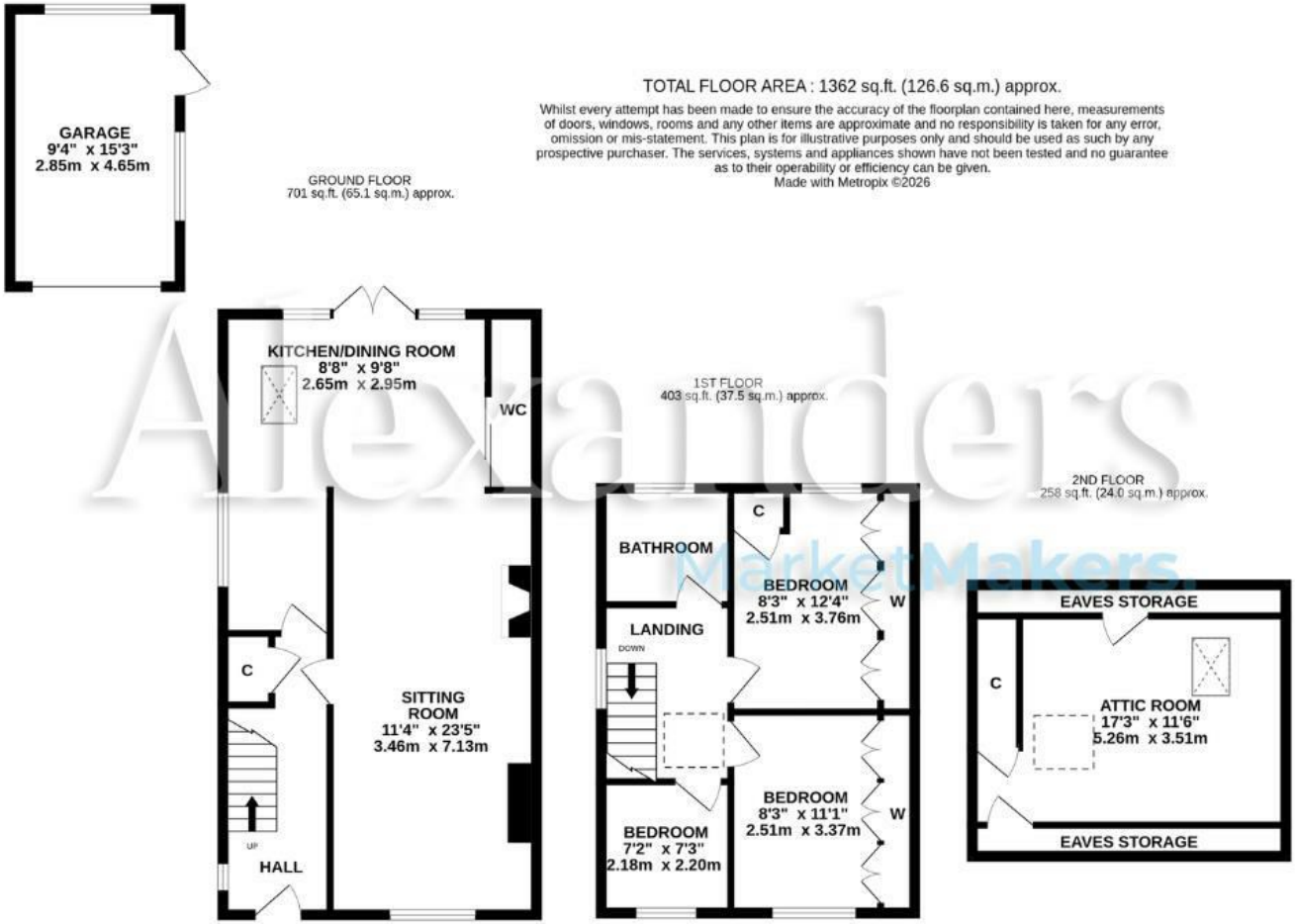
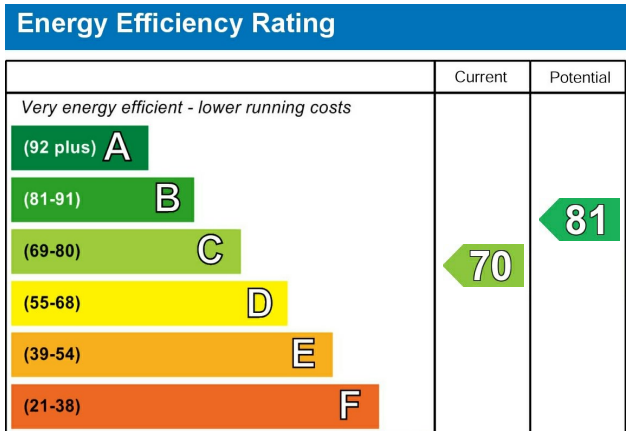
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.





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