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6 Langton Close

Whitwick | LE67 5BS | Guide Price £270,000

ROYSTON
& LUND

- Guide Price: £270,000 - £275,000
- Living Room with Wood Burning Stove
- First Floor Family Bathroom
- Close to Numerous Amenities
- EPC: TBC
- Two Bedroom Family Home
- Open Kitchen/Dining Room
- South Facing Garden with Stunning Backdrop
- Council Tax: B
- Freehold





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A beautifully presented two bedroom semi-detached home occupying a delightful position in the popular village of Whitwick, enjoying a stunning tiered rear garden backing onto a picturesque brook and mature woodland. Conveniently located close to a range of local amenities and offering excellent transport links, this property is perfect for first-time buyers, downsizers or those seeking a peaceful setting.

The accommodation begins with a welcoming entrance hall leading to a cosy living room featuring a charming wood-burning stove. To the rear is a stylish open-plan kitchen/dining room fitted with quality base and wall units, integrated appliances, a breakfast bar and a useful pantry. Sliding patio doors provide direct access to the rear garden, making it an ideal space for entertaining.

Upstairs are two well proportioned double bedrooms, with the rear bedroom enjoying beautiful views across the garden and woodland beyond. Both bedrooms are served by a contemporary family bathroom, finished to a high standard with a spacious walk-in shower, wash basin and WC.

Externally, the property offers a block-paved driveway providing off-street parking for up to three vehicles, along with a covered car port positioned behind secure wooden gates.

The beautifully landscaped rear garden is a real highlight, featuring patio seating areas, established planting, a tranquil pond and pathways leading to a gate overlooking the brook and picturesque woodland beyond, creating a wonderful private retreat.

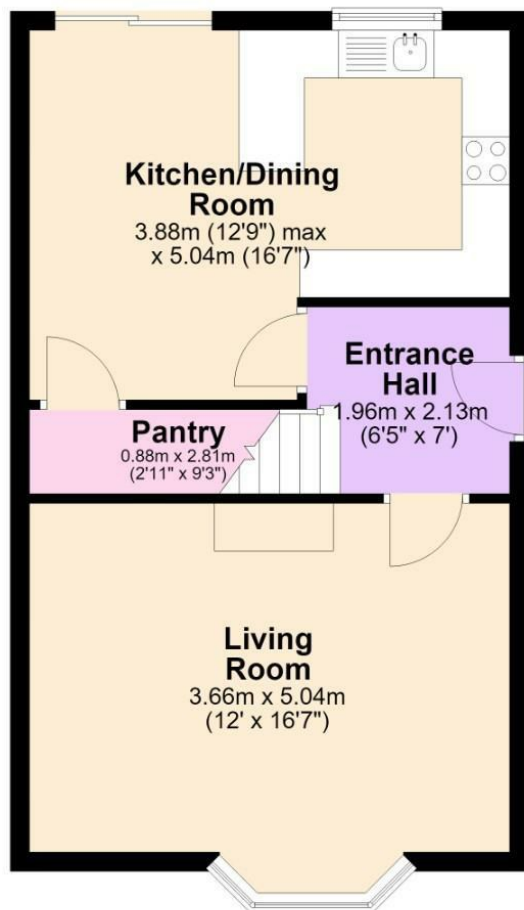
For more information: https://reports.sprift.com/property-report/?access_report_id=5521661

Freehold



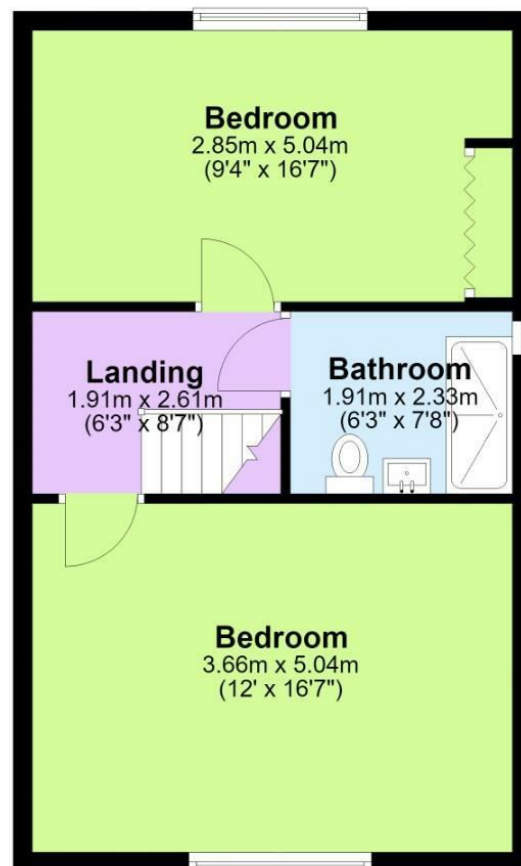
Ground Floor

Approx. 43.7 sq. metres (470.6 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.0 sq. feet)



Total area: approx. 87.2 sq. metres (938.5 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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



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