



£310,000

Thomas Road, Whitwick LE67 5FY

Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Main Particulars

We are delighted to offer this FOUR BEDROOM detached house in Whitwick, Leicestershire. This beautiful, detached family home also featuring kitchen and separate dining room, double glazing throughout, with gas fired central heating and a new combi boiler within the last month.

In brief this property consists of: Hallway, lounge, kitchen, dining room with adjoining conservatory, and downstairs cloakroom with W.C and utility room. Landing, main bedroom with ensuite shower room, three further bedrooms and tiled bathroom with white suite.

Accommodation In Detail:

Ground Floor

Entrance Hall - Composite front door, with side glass panel, radiator and wood floor covering. Door leading to lounge and stairs to the first floor.

Lounge - 4.65m x 3.56m (15'3 x 11'8) - UPVC double glazed bay window to the front elevation, wood floor covering, marble style hearth and fireplace surround, inset living flame gas fire, radiator, and access onto the dining area.

Dining Room- 2.84m x 2.96m (9'4" x 8'10") - Wood flooring following on from the lounge, radiator and sliding doors leading to Conservatory.

Adjoining Conservatory -2.81m x 2.56m (9'2" x 8'4") -Tiled flooring, UPVC double doors leading to patio and radiator.

Kitchen - 3.12m x 2.77m (10'3" x 9'1") - Stainless steel one and a half drainer sink unit with swan neck mixer tap, range of cream and wood fronted wall and floor cupboards incorporating drawer compartments with roll top work surfaces and tiled surrounds, four ring gas hob, extractor fan, integrated electric oven, tiled floor covering, UPVC double glazed window to the rear elevation, radiator and corner breakfast bar. Under stair cupboard leads into the garage and additional room currently used as a sewing room.

Cloakroom - Two-piece suite in white comprising low level W.C. and wash hand basin, part tiled walls, extractor fan, chrome ladder style radiator.

Utility Room - 2.13m x 1.47 (7" x 4'10") - Situated at the rear of the property with uPVC and glass door leading to the garden. Plumbing and space for washing machine, dishwasher and fridge freezer, eye and low-level cupboards, tiled splash back and roll top work surface, one month old "Ideal" combi boiler.

First Floor

Bedroom One - 3.81m x 3.05m (12'6 x 10'0) - Fitted wardrobes with hanging space, cupboards, and dressing table, over stairs storage cupboard, UPVC double glazed window to the front elevation, radiator and carpet floor covering.

Ensuite Shower Room - Three-piece suite in white comprising shower enclosure with glass door, rain head and handle held shower, wash hand basin sitting on top of vanity unit, low level W.C, extractor fan, UPVC double glazed window to the side elevation, tiled floor covering, chrome ladder style towel rail.

Bedroom Two - 3.15m x 2.06m (10'4" x 6'9") - UPVC double glazed window to the rear elevation with views of the garden, carpet flooring and radiator.

Bedroom Three - 3m x 2.59m (9'10" x 8'6") UPVC double glazed window to the rear elevation, carpet flooring, radiator.

Bedroom four - 2.41m x 2.26m (7'11" x 7'5") - UPVC double glazed window to the front elevation, carpet floor covering and radiator.

Family Bathroom - Three-piece suite comprising panelled bath, mixer taps with shower head attachment, part wall tiles, hand basin and low-level W.C, tiled covering, extractor fan, UPVC double glazed window to the side elevation, chrome ladder style towel rail.

Outside - This property has a tarmac driveway offering off road parking, grass area, bushes, and tree. Leads to an attached brick garage with up and over door, concrete floor, lighting and power. Gated access can be found to the side of the property leading to a fully enclosed private rear garden including paved patio, lawn and surrounding shrubbery/floral borders behind close boarded fencing and large wooden shed.







This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , 24 Charnwood Road, Shepshed, Leicestershire, LE12 9QF

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

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