















Templars Way, Whitwick, Coalville,
Leicestershire, LE67

**Asking Price: £180,000**

**Tenure: Freehold**

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# Templars Way, Whitwick, Coalville, Leicestershire, LE67

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Council Tax Band: B
EPC Rating: TBC
Local Authority: North West Leicestershire

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Offered with no onward chain, this two-bedroom semi-detached bungalow presents a fantastic opportunity for modernisation. The property features a spacious bay-fronted lounge, kitchen/diner, and two bedrooms, with a private rear garden, driveway parking, and detached garage, all located in sought-after Whitwick.

**Description**
Situated in the sought-after village of Whitwick, Coalville, this well-proportioned two-bedroom semi-detached bungalow offers spacious single-level living, a private rear garden, and excellent potential for modernisation. Offered with no onward chain, it would make an ideal purchase for downsizers, investors, or buyers looking to put their own stamp on a home.

Stepping inside, you are welcomed by a central hallway with a useful airing cupboard providing additional storage. From here, access is provided to the bedrooms and bathroom, with the living accommodation leading through the lounge.

The lounge is a generous front-facing room featuring a large bay window that allows plenty of natural light, along with an electric fire and decorative wooden beams adding character.

The kitchen is accessed via the lounge and is arranged in a galley-style layout with an archway opening through to the dining area. In need of modernisation, it offers a freestanding oven and hob, plumbing for a washing machine, and a range of wall and base units. The dining area enjoys a second bay window overlooking the private rear garden, creating a bright and pleasant space.

There are two well-proportioned bedrooms. Bedroom one is a double with a large front-facing window and fitted wardrobes, while bedroom two is a spacious single with fitted storage, ideal as a guest room or home office. The bathroom is fitted with a bath, W/C and pedestal sink.

Externally, the property benefits from a private, not overlooked rear garden laid mainly to lawn with patio areas. To the front is a driveway providing off-road parking, along with a detached single garage with manual door.

Further benefits include gas central heating, a peaceful position close to open fields, and no onward chain.

**Location**
Located in the heart of Whitwick, this sought-after village is rich in history and surrounded by beautiful countryside walks, including Grace Dieu Woods and Sharpley Hill. With its charming village feel, historic landmarks such as Mount St Bernard Abbey, and excellent access to local amenities and transport links, Whitwick remains one of North West Leicestershire's most desirable locations.

**Ground Floor**

**Entrance Hall**
Central hallway with access to bedrooms and bathroom, plus useful airing cupboard.

**Lounge**
16 x 15
Spacious front-facing lounge with large bay window, electric fire, and decorative wooden beams.

**Kitchen/Diner**
16 x 7
Galley-style kitchen in need of modernisation with wall and base units, freestanding oven/hob and plumbing for washing machine, opening to dining area with rear garden views.

**Bedroom One**
12 x 8
Generous double bedroom with front-facing window and fitted wardrobes.

**Bedroom Two**
9'1" x 9 (2.77m x 9)
Well-proportioned single bedroom with fitted storage.

**Bathroom**
11 x 6
With a bath, pedestal sink and WC.

**Outside**

**Driveway**
Front driveway providing off-road parking.

**Garage**
20 x 8
Detached single garage with manual up-and-over door.

**Garden**
Private rear garden not overlooked, mainly laid to lawn with patio seating areas.

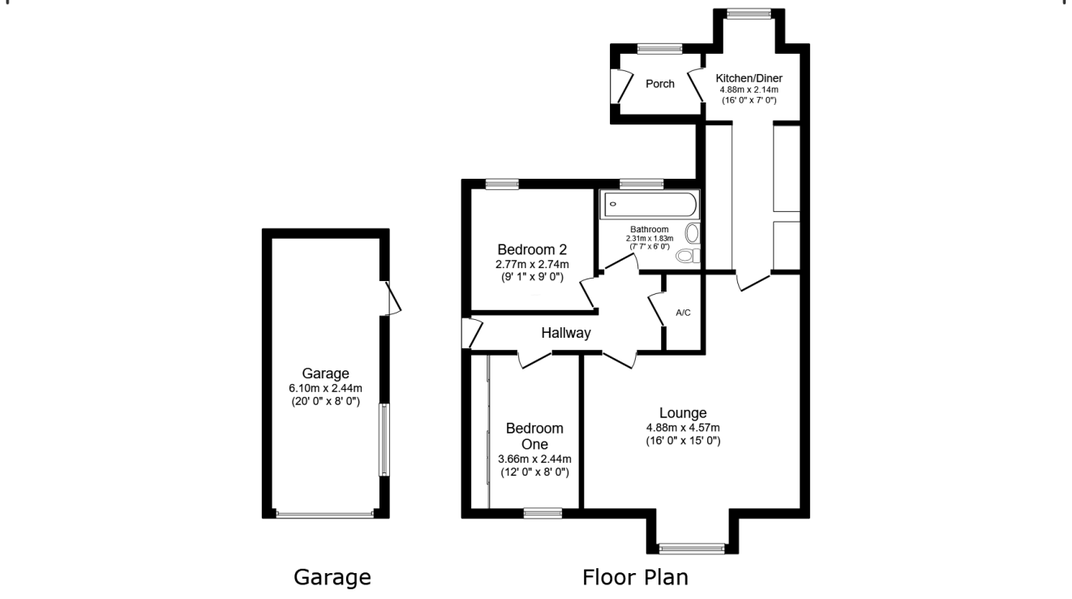
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All Measurements are Approximate.

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All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.




Garage Floor Plan

Total floor area: 79.8 sq.m. (859 sq.ft.)

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