

EPC: D

Hermitage Road, COALVILLE, Leicestershire

Asking Price: £170,000

Frank Innes
est. 1932


HOME






Cwtch


DON'T TAKE LIFE TOO SERIOUSLY.
NOBODY GETS OUT ALIVE ANYWAY.



RECENTLY DECORATED THREE BEDROOM MID TERRACE, situated in the ever-popular village of Whitwick and enjoying attractive rear views over the nearby lake and surrounding scenery.

The property is entered via a welcoming lounge featuring a bay window to the front elevation and an attractive feature fireplace, creating a warm and inviting first impression. To the rear, the separate dining room provides an excellent space for entertaining and benefits from useful understairs storage. The kitchen is fitted with a range of wall and base units together with an integrated oven, hob and dishwasher, and leads through to a practical utility area.

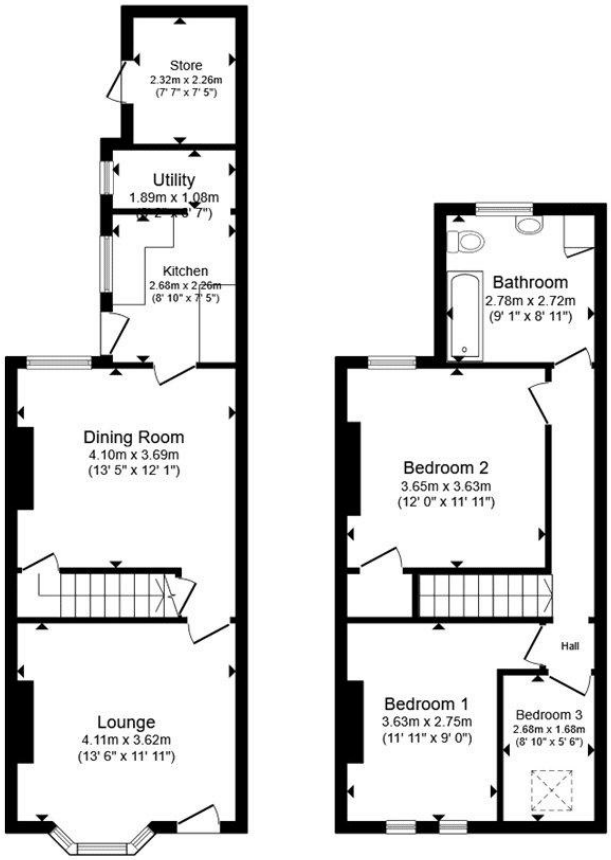
To the first floor, bedroom one is enhanced by a character feature fireplace. Bedroom two also benefits from a feature fireplace, useful overstairs storage cupboard and beautiful views towards the lake. Bedroom three offers flexibility as a home office or single bedroom and features a Velux roof window. The family bathroom is fitted with a dual rainfall shower over the bath, wall-mounted WC, vanity wash hand basin, heated towel rail and a cupboard housing the boiler.

Externally, the property is set behind a small walled frontage, whilst to the rear is a delightful garden enjoying scenic views, with a lawn and slabbed patio providing the perfect space for outdoor dining and relaxation.

VIEWINGS STRICTLY THROUGH COALVILLE FRANK INNES.







Ground Floor **First Floor**

Total floor area 92.4 m² (994 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Frank Innes
est. 1932







Council Tax Band: **A**

Tenure: **Freehold**

Viewing by appointment

T: 01530 510393
E: coalville@frankinnes.co.uk
13 Belvoir Road, Coalville, Leicestershire, DX 23659 COALVILLE, LE67 3PD

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Frank Innes is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT number 500 2481 05

Code: COA_COA260222_R6PL_8