



100 Church Lane
Whitwick, Coalville, LE67 5DJ

Offers over £150,000

Brief Description

A fantastic opportunity to acquire a THREE BEDROOM VICTORIAN SEMI DETACHED PROPERTY, dating from approximately 1906 and offering excellent scope for modernisation and improvement. The property provides solid period construction, well-proportioned accommodation and plenty of potential for a first-time buyer, investor or renovation enthusiast.

Situated in a VILLAGE LOCATION, the property is conveniently positioned for local amenities and benefits from both front and rear outside space.

The ground floor comprises an entrance porch leading into a spacious front facing living room, featuring a large double-glazed window, gas fire, ceiling rose, coving and useful under-stairs storage. A separate dining room provides generous living space, dual-aspect glazing and an attractive stone fireplace with further PERIOD DETAILING.

The kitchen is fitted with a range of units, worktop space, composite sink, freestanding cooker and tiled splashbacks, with a rear door providing access to the garden. There is also a ground-floor bathroom/utility area, which requires refurbishment but offers useful potential and existing plumbing for a washing machine and dryer.

To the first floor are three bedrooms, a landing with loft access and a more recently fitted shower room comprising shower enclosure, electric shower, WC and wash hand basin with vanity storage.

The property retains a number of attractive period features, including ceiling roses, coving, fireplaces and exposed floorboards, while also benefiting from DOUBLE GLAZING AND GAS CENTRAL HEATING.

Outside, the property offers a PRIVATE REAR GARDEN with gated access, enclosed by hedging and fencing, with paved pathways and a garden shed. The front garden/yard is predominantly paved.





ON THE GROUND FLOOR

Entrance Porch

Living Room

11'8" x 13'4" (3.58 x 4.07)

Dining Room

11'4" x 13'4" (3.47 x 4.07)

Kitchen

10'3" x 7'11" (3.13 x 2.43)

Bathroom

10'7" x 7'11" (3.24 x 2.43)



ON THE FIRST FLOOR

Landing

Bedroom One

11'8" x 10'2" (3.57 x 3.1)

Bedroom Two

11'9" x 10'7" (3.59 x 3.25)

Bedroom Three

9'8" x 7'11" (2.97 x 2.43)

Shower Room



ON THE OUTSIDE

Front Garden

Rear Garden





Floor Plan



Total area: approx. 92.2 sq. metres (992.0 sq. feet)

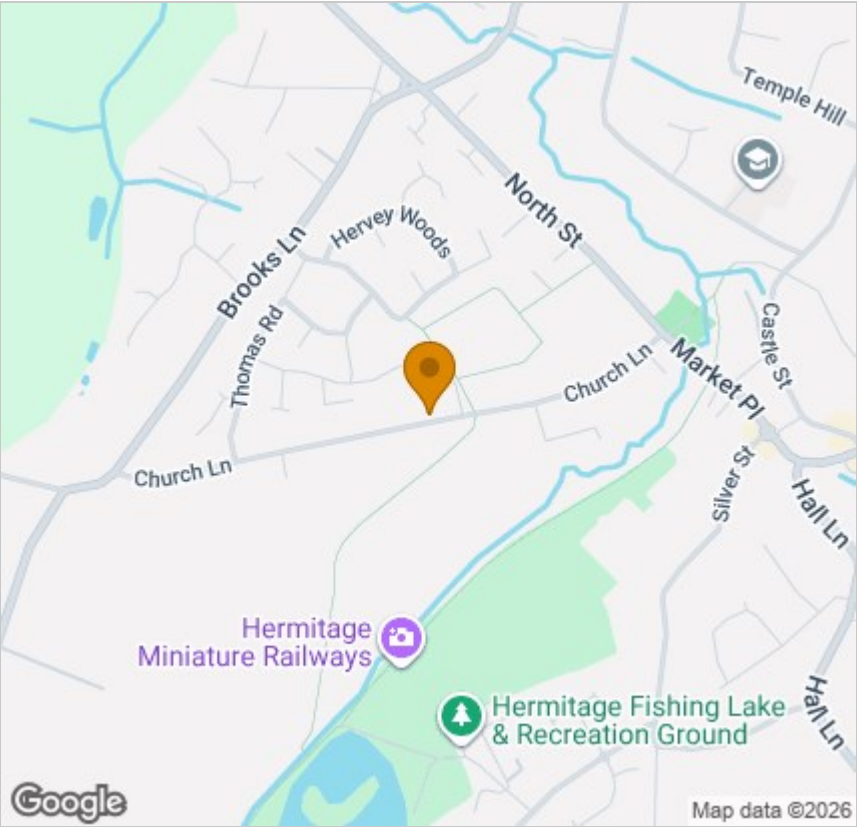
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

