



MAYNARD
ESTATES



120 Leicester Road
Whitwick, Coalville, LE67 5GJ

£130,000



Brief Description

Offered available with NO UPWARD CHAIN and located on Leicester Road on the outskirts of the popular village of Whitwick. This delightful mid-terrace house presents an EXCELLENT OPPORTUNITY for first-time buyers or those seeking a buy-to-let investment. This well-presented two-bedroom property boasts a practical layout, making it both inviting and functional.

Upon entering, you are greeted by a SPACIOUS LIVING ROOM adorned with laminate flooring, a wall-mounted electric fire, and elegant ceiling coving, creating a warm and welcoming atmosphere. The KITCHEN, located at the rear, features a range of wall and base units, an integrated oven and grill, and ample space for a fridge freezer and washing machine. With its tiled flooring and concealed combination boiler, the kitchen also provides convenient access to the expansive garden, perfect for outdoor enjoyment.

The first floor comprises two WELL PROPORTIONED BEDROOMS. The master bedroom is enhanced by a CHARMING FEATURE FIREPLACE, while the second bedroom benefits from an over-stair storage cupboard, offering practical storage solutions. Completing the interior is a CONTEMPORARY FAMILY SHOWER ROOM, equipped with a three-piece suite, including a shower unit, WC, and hand basin. The room is further enhanced by ceiling spotlights, a chrome heated towel rail, and tasteful tiled flooring and walls.

Externally, the property boasts a long rear garden, predominantly laid to lawn, providing an IDEAL SPACE for relaxation and outdoor activities. With DOUBLE GLAZING AND GAS CENTRAL HEATING throughout, this home is both comfortable and energy-efficient.

Situated close to USEFUL ROAD LINKS, residents will benefit from easy access to nearby towns and cities, making commuting a breeze. Additionally, a variety of LOCAL AMENITIES are just a stone's throw away, providing everything you need for day-to-day living.

This property is a WONDERFUL OPPORTUNITY to secure a charming residence in a desirable location.





ON THE GROUND FLOOR

Living Room

12'2" x 10'10" (3.71m x 3.30m)

Kitchen Diner

12'1" x 11'3" (3.68m x 3.43m)



ON THE FIRST FLOOR

Landing

Bedroom 1

10'8" x 7'6" (3.25m x 2.29m)

Bedroom 2

9'2" x 7'6" (2.79m x 2.29m)

Family Shower Room

9'0" x 3'0" (2.74m x 0.91m)



ON THE OUTSIDE

Rear Garden

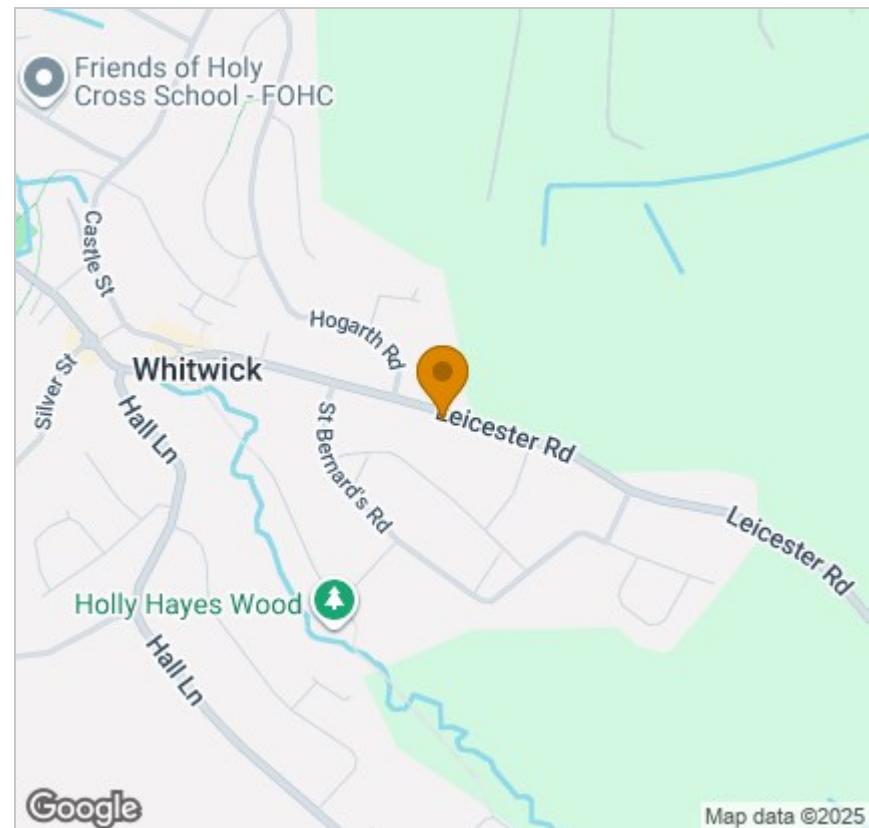
Floor Plan



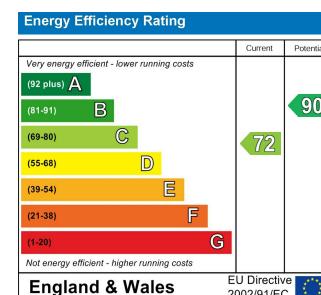
Viewing

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

Area Map



Energy Efficiency Graph



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