



29 Holcombe Close
Whitwick, Coalville, LE67 5BR

Asking price £220,000



Brief Description

Situated in a PLEASANT CUL-DE-SAC within Whitwick village, this semi-detached bungalow offers well-proportioned accommodation, useful additional space and scope for improvement. The property features two double bedrooms, a spacious living room, kitchen diner, modern shower room, conservatory, enclosed side storage, front and rear gardens, driveway parking and a garage. Offered with NO UPWARD CHAIN, it presents an excellent opportunity for buyers looking to make a home their own.

The accommodation begins with an entrance hall leading to the kitchen diner, fitted with a range of wall and base units, tiled splashbacks, a freestanding double oven and space for further appliances. There is room for a dining table, while a side door leads to the enclosed lean-to storage area with additional space and plumbing for appliances.

The SPACIOUS LIVING ROOM features a fireplace with gas fire, decorative ceiling coving and a double-glazed front-facing window.

An inner hallway leads to two generously sized double bedrooms and a CONTEMPORARY SHOWER ROOM with a walk-in shower, overhead and handheld fittings, handrail, shower seat, wash hand basin and dual-flush WC. The second bedroom features wood flooring and sliding doors into the conservatory, providing versatile additional living space with laminate flooring and direct access to the rear garden.

Outside, the enclosed rear garden offers privacy, with a paved patio, pathways and lawned areas, alongside scope for landscaping. To the front, decorative gravel complements the driveway, which provides OFF ROAD PARKING and leads to a timber-framed garage with an up-and-over door and lighting.

The bungalow also benefits from useful enclosed side storage with pedestrian access to the rear garden.

Combining practical accommodation with EXCELLENT POTENTIAL TO PERSONALISE, this property is an appealing prospect for a range of buyers.





ON THE INSIDE

Entrance Hall

Living Room

11'6" x 17'10" (3.51 x 5.45)

Kitchen Diner

9'5" x 17'4" (2.88 x 5.3)

Inner Hallway

Bedroom One

11'6" x 12'11" (3.53 x 3.96)

Bedroom Two

10'9" x 9'10" (3.28 x 3.01)

Shower Room

7'4" x 6'1" (2.26 x 1.86)

Conservatory

9'4" x 7'10" (2.86 x 2.41)

ON THE OUTSIDE

Front Garden

Rear Garden

Driveway

Garage

8'2" x 14'3" (2.5 x 4.35)

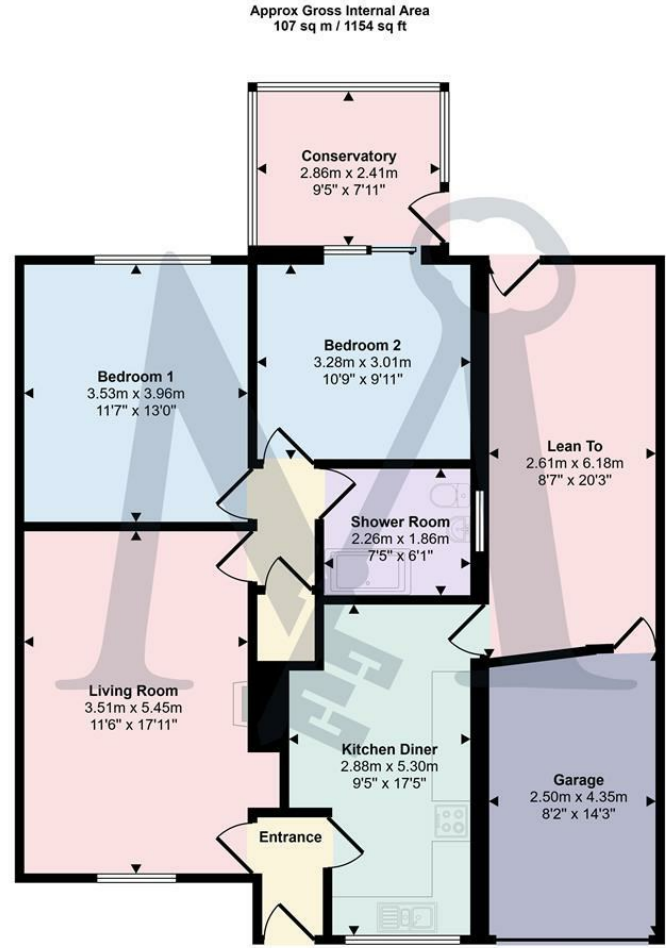
Lean To

8'6" x 20'3" (2.61 x 6.18)





Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

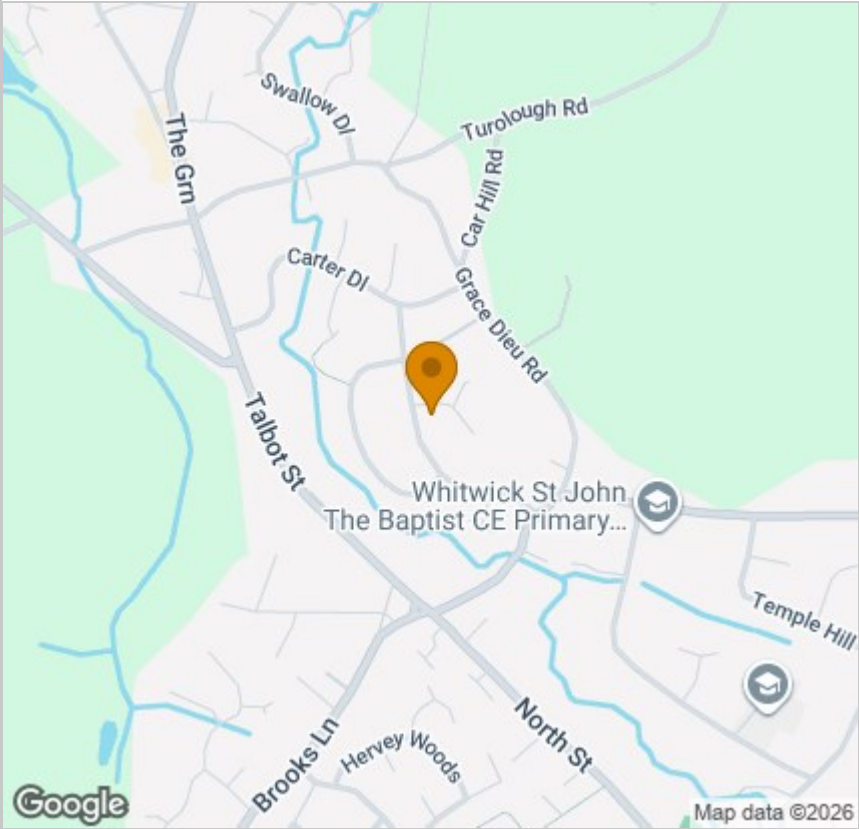
Viewing

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

