



90 Hermitage Road
Whitwick, Coalville, LE67 5EG

£325,000



Brief Description

Available with NO UPWARD CHAIN, this property on Hermitage Road offers the chance to personalise and enhance to your taste. Located in popular village of Whitwick, this delightful four-bedroom detached house presents an EXCELLENT OPPORTUNITY for families seeking a spacious and versatile home with AMPLE OFF-ROAD PARKING.

Upon entering, you are greeted by a generous entrance hall that leads to a convenient ground floor WC. To the left, the dining room provides a FLEXIBLE SPACE that could easily serve as a study, playroom, or whatever suits your needs. The living room is particularly INVITING, featuring elegant laminate wood flooring, decorative ceiling coving, and a charming ceiling rose. An electric fire adds warmth, while French doors open into an extended conservatory, seamlessly connecting indoor and outdoor living.

The KITCHEN is well-equipped with MODERN units, an integrated Smeg oven, and ample space for your appliances, complemented by a stylish tiled floor and splashback.

Upstairs, you will find four GENEROUSLY SIZED bedrooms, offering plenty of room for family or guests. The family bathroom is a luxurious retreat, boasting a four-piece suite that includes a corner jacuzzi-style bath, a separate shower unit, and contemporary fixtures, all enhanced by spotlights and tasteful tiling.

Outside, the rear garden provides a PRIVATE sanctuary with VIEWS over the neighbouring landscape and the nearby Whitwick lakes. It features a large paved patio, multiple tiered lawns, and planted borders, perfect for outdoor entertaining or relaxation. The front garden is equally appealing, with a gravelled area and lawn, while the tarmac driveway offers off-road parking for multiple vehicles, leading to a single integral GARAGE.

This property is a wonderful family home, combining space, comfort, and potential in a desirable location.





ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC

Dining Room

11'5" x 10'2" (3.48m x 3.10m)

Living Room

16'5" x 11'7" (5.00m x 3.53m)

Conservatory

9'8" x 9'5" (2.95m x 2.87m)

Kitchen

11'2" x 10'7" (3.40m x 3.23m)

ON THE FIRST FLOOR

Landing

Bedroom 1

11'5" x 13'4" (3.48m x 4.06m)

Bedroom 2

11'4" x 11'7" (3.45m x 3.53m)

Bedroom 3

10'5" x 10'7" (3.18m x 3.23m)

Bedroom 4

6'7" x 8'11" (2.01m x 2.72m)

Family Bathroom

12'2" x 5'10" (3.71m x 1.78m)

ON THE OUTSIDE

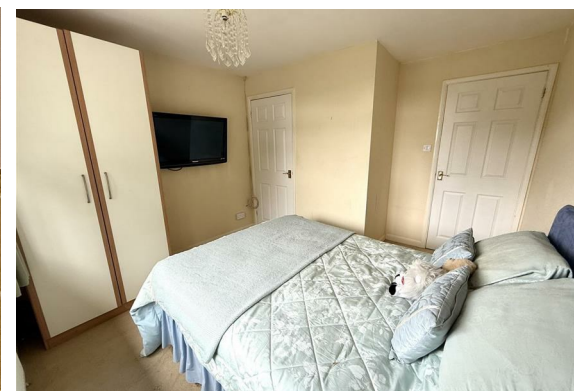
Rear Garden

Front Garden

Driveway Parking

Garage







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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

