



15 Victoria Close, Whitwick, LE67 5HW

Offers over £200,000





# Brief Description

Located in the QUIET CUL-DE-SAC of Victoria Close, Whitwick, this delightful three-bedroom house is an ideal choice for first-time buyers or families seeking a comfortable home. The property boasts three GENEROUSLY SIZED double bedrooms, ensuring ample space for relaxation and rest.

Upon entering, you are greeted by a welcoming entrance area that leads directly into the MODERN KITCHEN. This well-appointed space features a range of sleek white matte wall and base units complemented by a STYLISH marble effect worktop. It is equipped with plumbing for a washing machine, space for a fridge and freezer, and a free-standing double oven and grill, all enhanced by a tasteful tiled splashback.

The living room, located at the rear of the house, is a CHARMING area perfect for both entertaining and family gatherings. It includes a dining space, a cosy fireplace, and FRENCH DOORS that open onto the garden, allowing for a seamless flow between indoor and outdoor living.

Venture upstairs to discover three SPACIOUS double bedrooms. The master bedroom features its own EN-SUITE bathroom, complete with a double-glazed bow window and stylish pendant bedside downlights, creating a serene retreat. The FAMILY BATHROOM is fitted with a modern white three-piece suite, including a bath, WC, and hand basin, with partly tiled walls for added elegance.

Outside, the property is equally appealing. The FRONT GARDEN is laid to lawn, with a paved pathway leading to the front door, adorned with mature shrubs. The REAR GARDEN offers a lovely paved patio area, steps leading up to a lush lawn, and a gravelled section complete with a timber garden shed and planted sleeper borders, all enclosed by a secure fenced boundary with a side gate.

Recently, the property has been NEWLY CARPETED downstairs and painted throughout, giving it a fresh and contemporary feel. This home benefits from 15 400w solar panels along with a 3.3kwh battery and a 5kwh inverter which reduce the homes running costs.

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## ON THE GROUND FLOOR

Entrance Area

5'11" x 10'1" (1.80m x 3.07m)

Kitchen

11'10" x 15'7" (3.61m x 4.75m)

## ON THE FIRST FLOOR

Landing

13'4" x 9'6" (4.06m x 2.90m)

Master Bedroom

9'8" x 3'6" (2.95m x 1.07m)

En Suite

11'9" x 10'3" (3.58m x 3.12m)

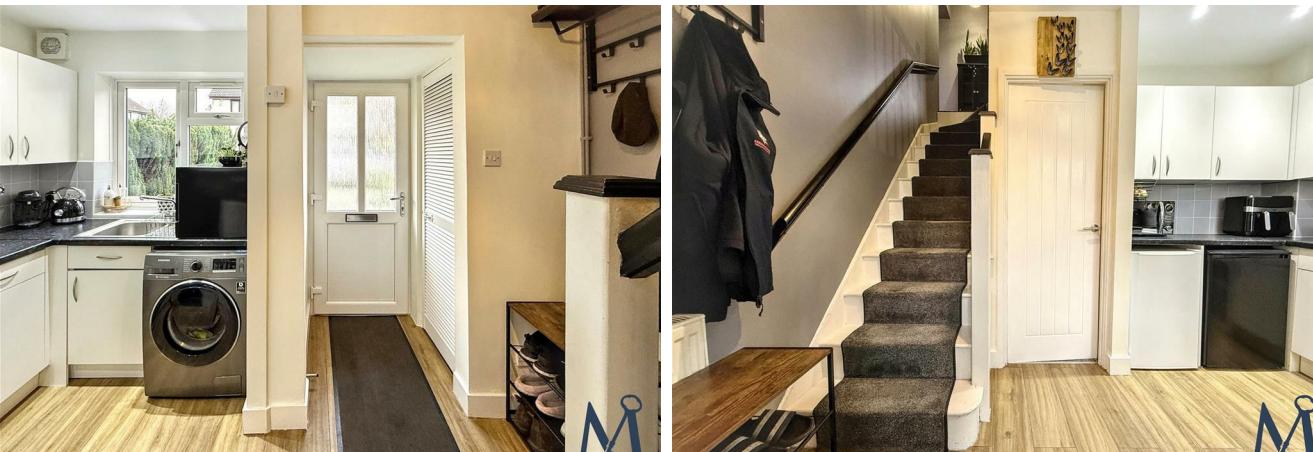
Bedroom 2

11'8" x 9'3" (3.56m x 2.82m)

Bedroom 3

5'7" x 6'0" (1.70m x 1.83m)

Family Bathroom





## ON THE OUTSIDE

Front Garden

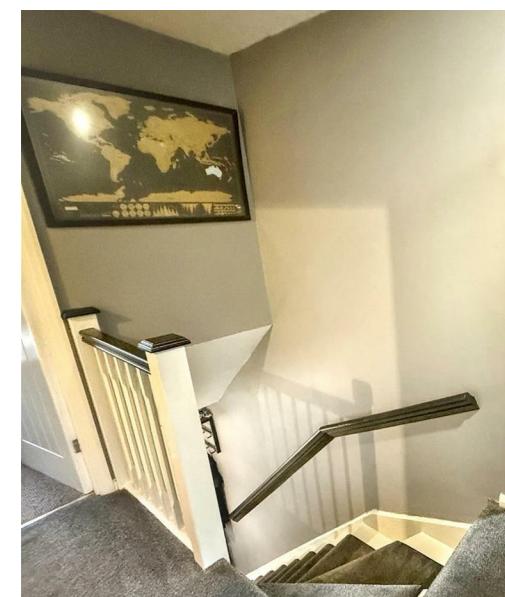
Rear Garden

Off-Road Parking



## Key Features

- Three Double Bedrooms
- Spacious Living Room
- White Family Bathroom Suite
- Solar Panel (Owned)
- Parking Located To The Rear
- Modern Kitchen
- En Suite To Master Bedroom
- Quiet Cul-De-Sac-Location
- Ideal First Time Buyer Home
- Well Presented Home



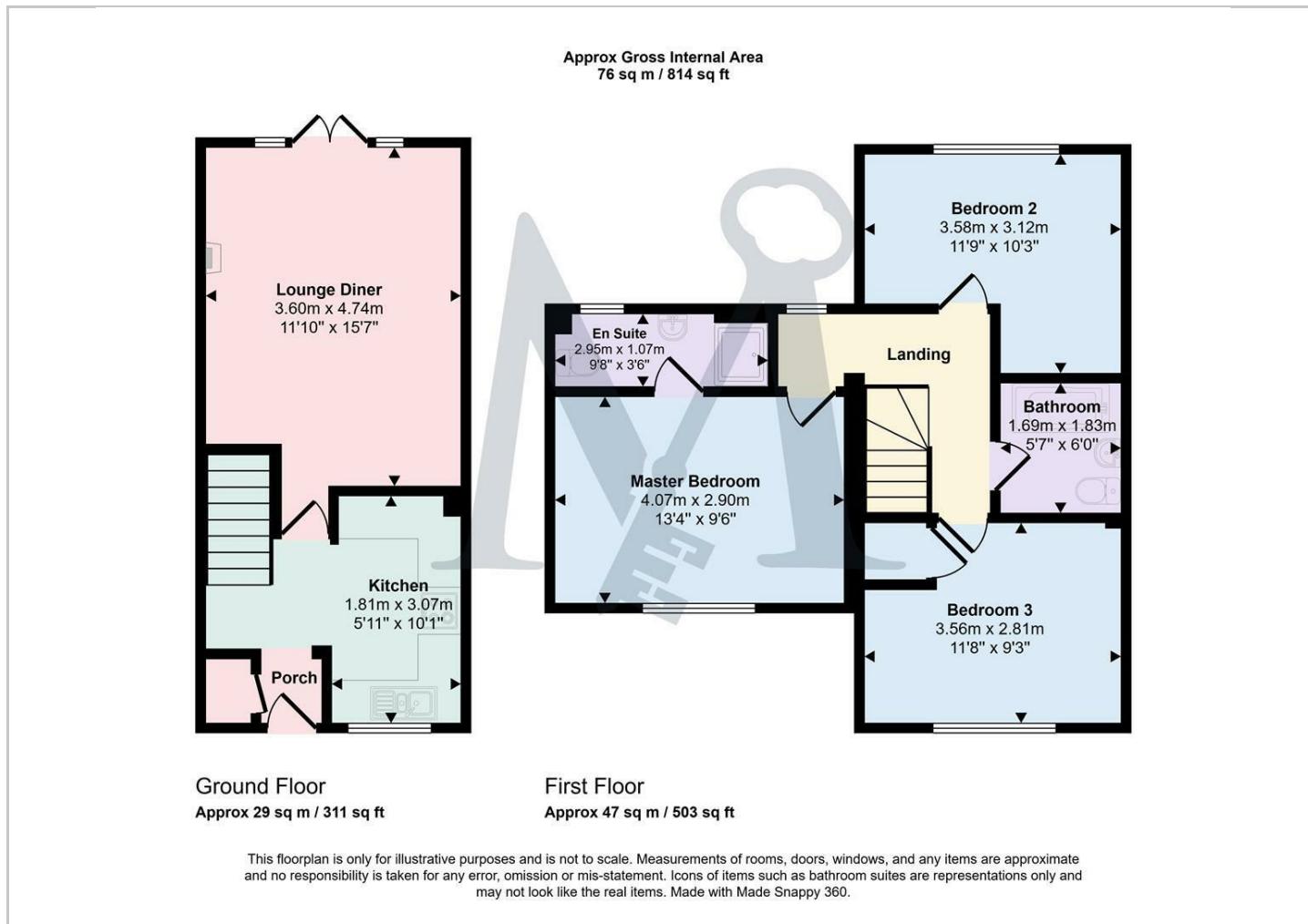


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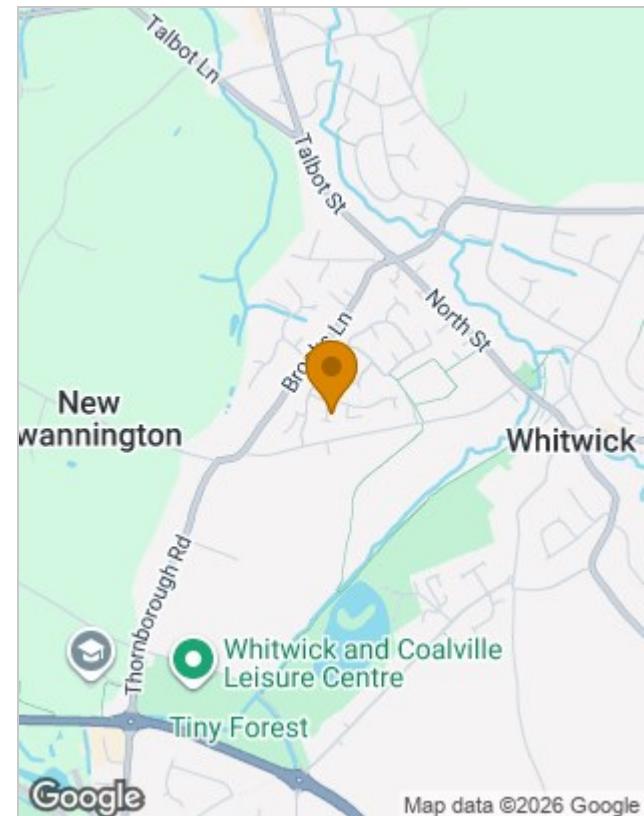




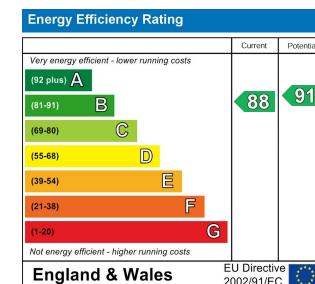
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.