
Sinclair
26 Elsdon Close, Whitwick
£259,950

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Whitwick

Offered with NO UPWARD CHAIN, this THREE BEDROOM DETACHED FAMILY HOME comes to the market enjoying entrance hall, expansive lounge and open plan kitchen/diner giving way to the sun lounge and having stairs rising to the first floor landing which in turn provide access to three good sized bedrooms, including the en-suite shower room and family bathroom respectively. Externally, the home enjoys ample off road parking to front and a private garden to rear with the addition of a garage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Offered With No Upward Chain
- Three Bedrooms
- Detached Home
- En-suite & Family Bathroom
- Sun Lounge
- Garage & Parking







GROUND FLOOR

Entrance Hall
Entered via a uPVC front door with inset opaque double glazed panel and having an adjacent uPVC double glazed window and comprising stairs rising to the first floor with access who understairs storage, coving and engineered timber flooring.

Lounge
10' 8" x 16' 6" (3.25m x 5.03m)
Having engineered timber flooring, three uPVC double glazed windows to front and side and benefiting from an Adam style fireplace with gas insect living flame.

W.C
Comprising a low level push button w.c, pedestal wash hand basin with mono bloc mixer, tap, timber effect laminate flooring, the gas fired central heating boiler and opaque uPVC double glazed window to side.

Kitchen/Diner
9' 8" x 16' 5" (2.95m x 5.00m)
Inclusive of a range of wall and base units, a sink and drainer unit with mono bloc mixer tap, four ring gas hob with extract hood over and having metro tiled splashbacks, double electric oven and grill with further space and plumbing for appliances whilst also having timber effect laminate flooring, a uPVC double glazed window to rear and opening into the sun lounge.

Sun Lounge
8' 7" x 9' 6" (2.62m x 2.90m)
Having continued flooring from the kitchen/diner and comprising a column radiator, uPVC double glazed French doors accessing the private rear garden to the side and comprising multiple uPVC double glazed windows surrounding.







FIRST FLOOR

Landing
Stairs rising to the first floor landing gives way to three good sized bedrooms including the en-suite and family bathroom respectively and comprises loft hatch, access to over stairs storage and uPVC double glazed window to side.

Bedroom One
11' 5" x 10' 9" (3.48m x 3.28m)
Having uPVC double glazed window to front and three double fitted wardrobes.

En-suite Shower Room
This three piece white suite comprises a low level push button w.c, pedestal wash hand basin. a shower enclosure with thermostatic bar mixer tap whilst having part tiled walls and flooring, shaver point, extractor fan and an opaque uPVC double glazed window to front.

Bedroom Two
9' 3" x 9' 5" (2.82m x 2.87m)
Having uPVC double glazed window to rear and timber effect laminate flooring.

Bedroom Three
9' 5" x 6' 8" (2.87m x 2.03m)
Having uPVC double glazed window to rear.

Family Bathroom
5' 4" x 6' 0" (1.63m x 1.83m)
This three piece suite comprises a low level w.c, pedestal wash hand basin, panelled bath with splash screen and having a thermostatic bar mixer shower over, tiled walls and having a shaver point, chrome heated towel rail, timber effect laminate flooring and an opaque uPVC double glazed window to front.







FRONT GARDEN

Having artificial lawn surrounded by shrubs and edged with a paved walkway adjacent to the driveway and accessing the front door beneath the canopy porch.

REAR GARDEN

Being low maintenance having paved patio area, stone shingled seating area, raised timber decking, water point, external power point, side gated access and surrounded by timber close and feather board fencing.

Driveway
The tandem tarmacadam driveway offers off road parking for multiple vehicles and gives way to the garage.

Garage

Entered by an up and over door to front and having a further rear personnel door and benefiting from both light and power.





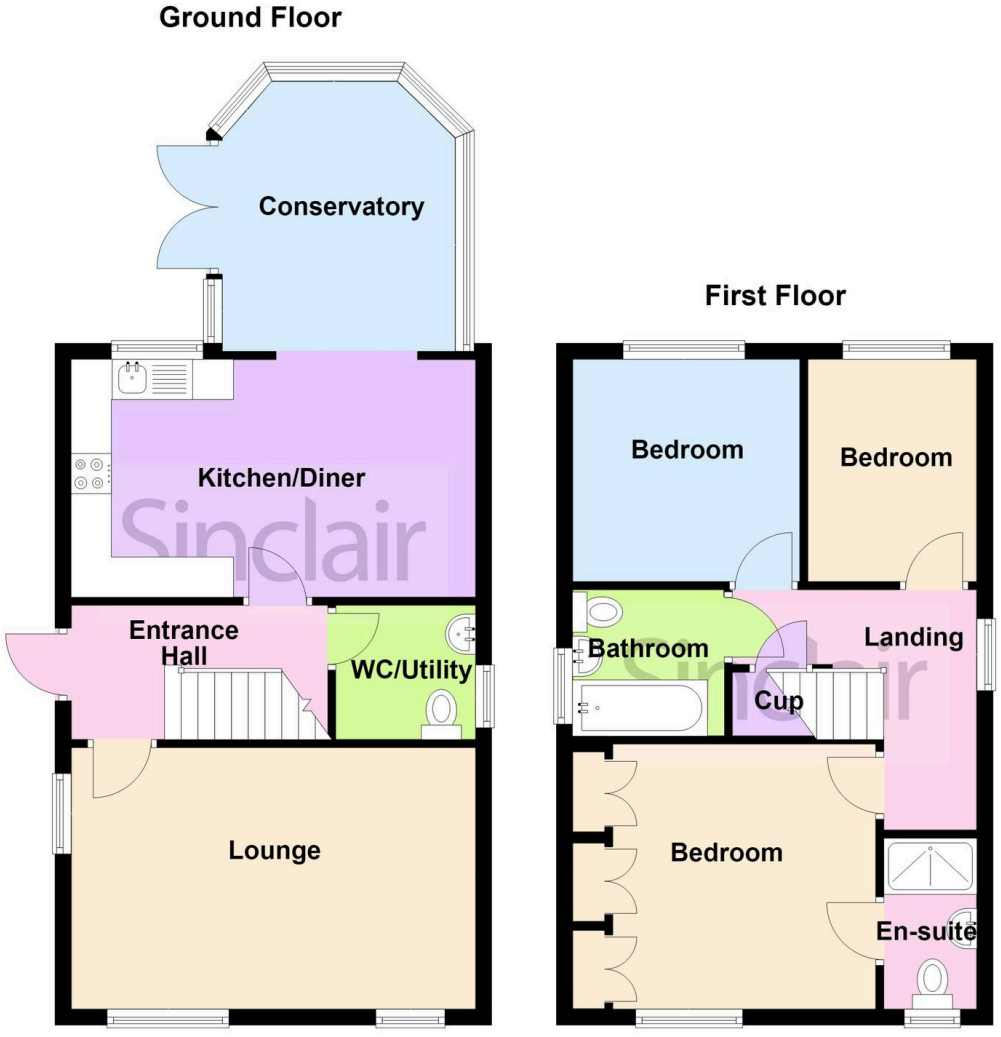











Ground Floor
Conservatory
Kitchen/Diner
Entrance Hall
WC/Utility
Lounge
First Floor
Bedroom
Bedroom
Bathroom
Landing
Cup
Bedroom
En-suite
Sinclair



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