

Sinclair

41 Weavers Close, Whitwick

£127,500

41 Weavers Close

Whitwick, Coalville

This TOP FLOOR TWO BEDROOM APARTMENT enjoying far-reaching Woodland views to front and rear and comes to the market offering double allocated parking, a well maintained communal foyer ascending the front entrance hall and in brief comprises an open plan kitchen/diner, sitting room, bathroom, two bedrooms and further en-suite shower room. Ideal for first time buyers and investors alike. This tucked away apartment offers contemporary living at an affordable price. Early viewings can highly advised in order to avoid disappointment.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Second Floor Apartment
- Two Bedrooms
- Ensuite
- Kitchen/Diner
- Off Road Parking
- Far Reaching Views



Foyer

This communal entrance entered via a security front door offers carpeting throughout, access to post box and stairs ascending to the front door.

SECOND FLOOR

Entrance Hall

Entered via a composite door and comprising timber effect laminate flooring, a cloak storage cupboard and further airing cupboard housing the hot water cylinder.

Sitting Room

13' 7" x 12' 6" (4.14m x 3.81m)

Enjoying two uPVC double glazed windows to front and comprising timber effect laminate flooring.

Bathroom

7' 1" x 5' 9" (2.16m x 1.75m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin, panelled bath with tiling to splash prone areas, shaver point, chrome heated towel rail, extractor fan, vinyl flooring and having an opaque uPVC double glazed window to rear.

Bedroom One

13' 8" x 9' 6" (4.17m x 2.90m)

Having uPVC double glazed window to rear.



Ensuite

4' 6" x 6' 10" (1.37m x 2.08m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin, double shower enclosure, part tiled wall, shaver point, vinyl flooring, extractor fan and opaque uPVC double glazed window to side.

Bedroom Two

9' 7" x 8' 9" (2.92m x 2.67m)

Having a loft hatch with pull down ladder and two uPVC double glazed windows to front.

Kitchen/Diner

13' 7" x 10' 1" (4.14m x 3.07m)

Inclusive of a range of wall and base units with rolled edge work surfaces, a four ring electric hob with extractor fan over, tiled splashbacks, electric oven and grill, space in plumbing for appliances, vinyl flooring and two uPVC double glazed windows to front.

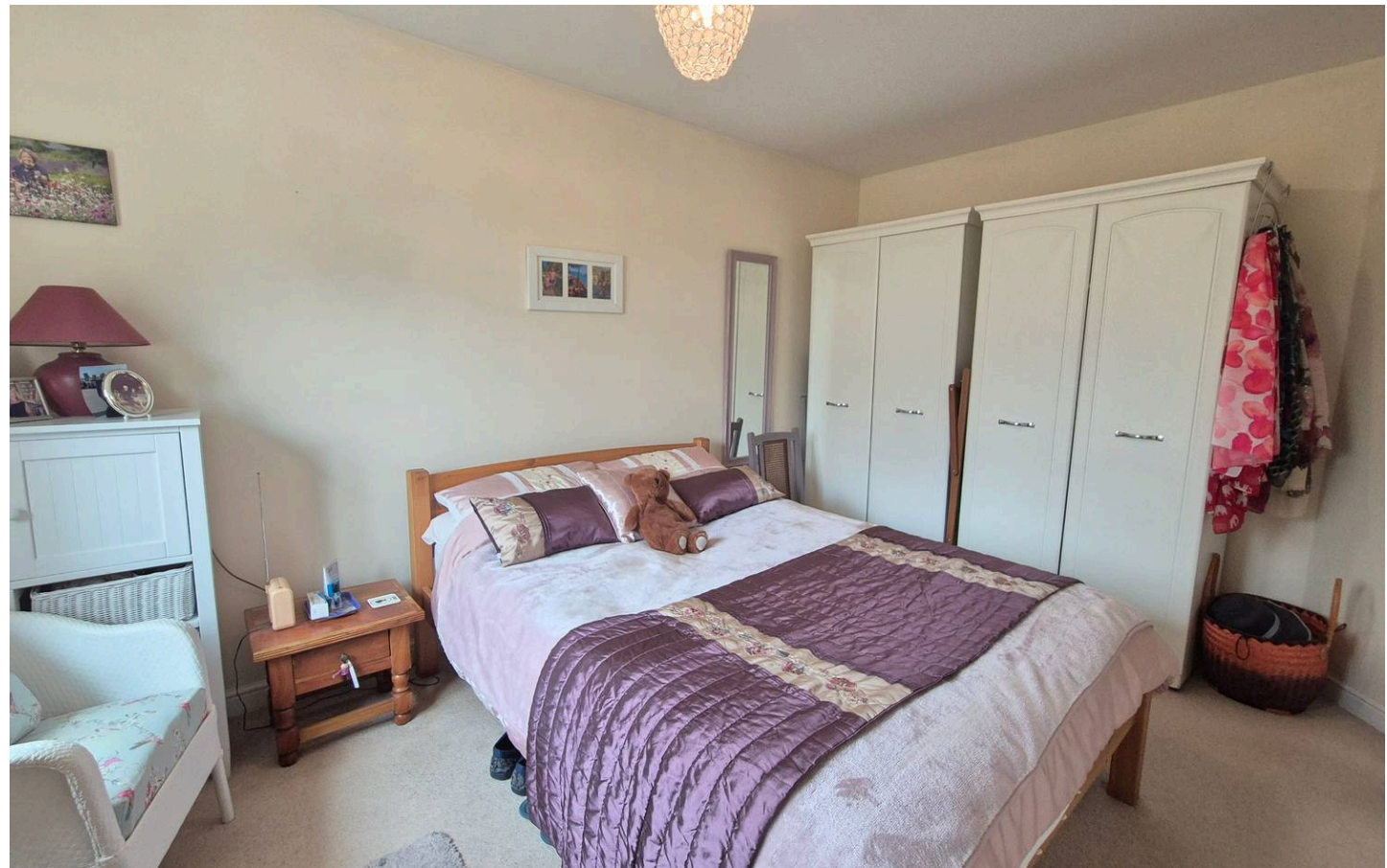
Communal Garden

Enjoying a sunny aspect. The communal garden comprises a will maintain lawn surrounded by timber close board fence panelling and is bisected by a paved walkway accessing a rear flower bed.

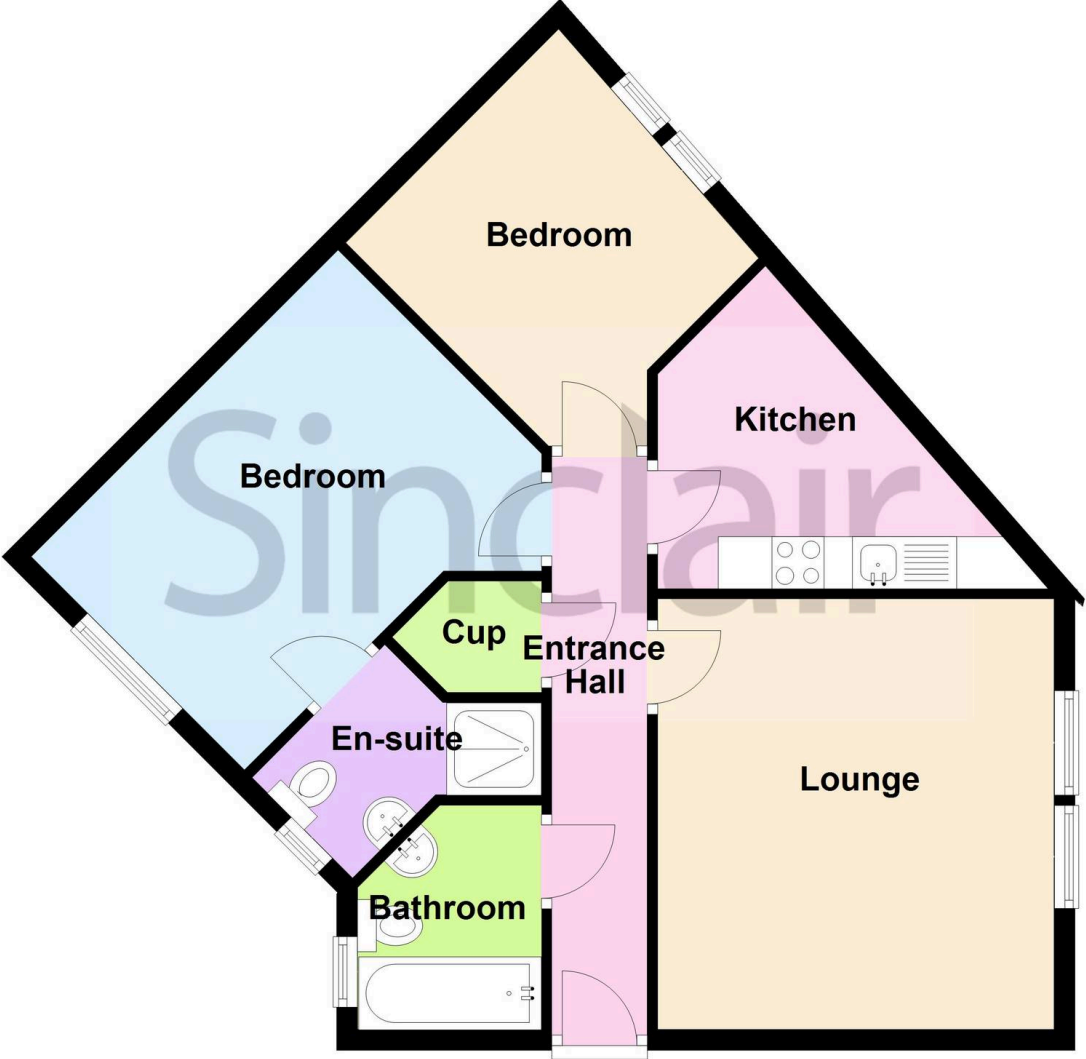
Allocated parking

2 Parking Spaces

A tarmacadam double driveway offers allocated parking for two vehicles.



Ground Floor





Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville - LE67 3PD

01530 838338

coalville@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) - The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.