

Sinclair



69 Rosslyn Road, Whitwick

£230,000

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Whitwick

OFFERED WITH NO UPWARD CHAIN, this THREE BEDROOM SEMI DETACHED HOME within the popular commuter village of Whitwick comes to the market offering a detached garage, large rear garden, off road parking and in brief comprises an entrance porch giving way to an entrance hall, lounge, dining room and kitchen to the ground floor with stairs rising to the first floor landing offering a w.c, bathroom and three bedrooms. Early viewings come highly advised in order to avoid disappointment.

Council Tax band: B

Tenure: Freehold

- Semi Detached House
- Three Bedrooms
- Lounge & Dining Room
- Off Road Parking
- Detached Garage
- Offered With No Upward Chain



GROUND FLOOR

Entrance Porch

Entered via a uPVC front door with inset opaque double glazed panel and having an adjacent uPVC double glazed windows to both sides and providing access to the entrance hall via a timber framed single glazed opaque door.

Entrance Hall

Accessible via the entrance porch and having a timber single glazed window to front. The entrance hall comprises stairs rising to the first floor, coving and timber effect laminate flooring.

Lounge

12' 8" x 12' 0" (3.86m x 3.66m)

Having a uPVC double glazed window to front, timber effect laminate flooring, coving and an electric effect fireplace.

Dining Room

12' 0" x 10' 2" (3.66m x 3.10m)

Having coving, a uPVC double glazed door accessing the rear garden and an adjacent uPVC double glazed window.

Kitchen

9' 0" x 8' 0" (2.74m x 2.44m)

Having a range of wall and base units with rolled edge work surfaces, a sink and drainer unit, space and plumbing for appliances, tiling to splash prone areas, extractor fan, timber effect laminate flooring, access to understairs storage, a uPVC double glazed window to rear and having an opaque uPVC door accessing the side driveway and the rear garden respectively.



FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to three good sized bedrooms, the bathroom and w.c respectively and comprises a loft hatch, a uPVC double glazed window to side and an airing cupboard housing the gas fired central heating boiler.

Bedroom One

13' 4" x 10' 5" (4.06m x 3.18m)

Having a uPVC double glazed window to front and a range of fitted wardrobes.

Bedroom Two

11' 6" x 10' 2" (3.51m x 3.10m)

Having a uPVC double glazed window to rear.

Bedroom Three

9' 1" x 7' 3" (2.77m x 2.21m)

Having a uPVC double glazed window to front and benefiting from access to over stairs storage.

Bathroom

5' 6" x 5' 2" (1.68m x 1.57m)

Having a panelled bath with electric shower over, a pedestal wash hand basin, vinyl flooring, tiled walls and an opaque uPVC double glazed window to rear.

W.C

Comprising a low level push button w.c, vinyl flooring and opaque uPVC double glazed window to rear.



REAR GARDEN

Enjoying a sunny aspect, the rear garden comprises a stone shingle seating area facilitated by a water point and giving way to a well maintained lawn surrounded by timber close board fence panelling and having pebbled edging.

FRONT GARDEN

A well maintained lawn edged with stone shingling and granting access to the front door.

Driveway

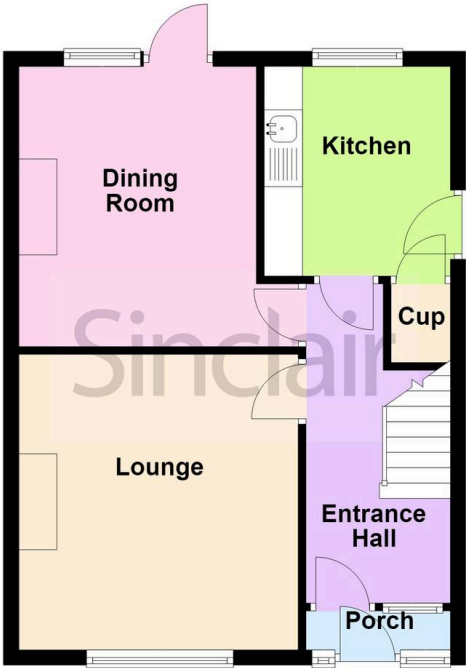
A tarmacadam driveway offers off road parking for multiple vehicles.

Garage

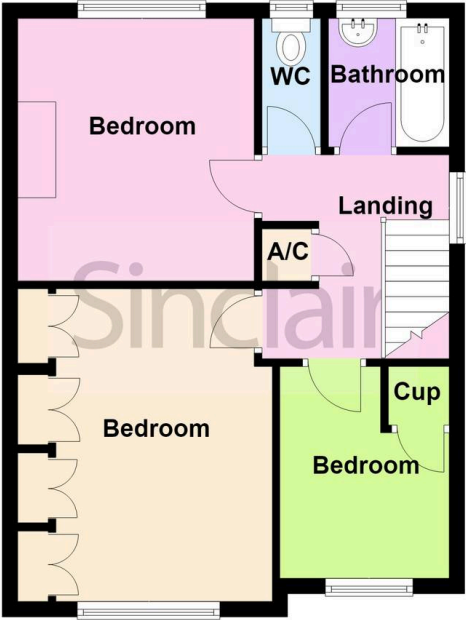
Having an up and over front door and having an adjacent brick built store.



Ground Floor



First Floor





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