



Smiths
your property experts

Lakeshore Crescent

Whitwick

- Immaculate and spacious three-story home
- Peaceful cul-de-sac location with playing fields behind
- Open-plan kitchen with a utility space
- Generous sitting room with Juliet balcony
- Three double bedrooms and two bathrooms
- Landscaped gardens full of the afternoon sun
- Double-width parking for two vehicles
- Located in the heart of this Charnwood village



General Description

Smiths Property Experts offer to the market this immaculate and large three-storey home in a peaceful cul-de-sac location with playing fields behind. The property is located in the heart of the Charnwood village of Whitwick and offers a generous floor area of approximately 1,376 square feet. There is double-width parking and private rear gardens full of the afternoon sun.

The Location

Whitwick is located on the edge of the locally revered Charnwood Forest. The village has a full host of amenities, and Loughborough, Leicester, and Ashby-de-la-Zouch are easily accessible. The development is surrounded by a mature residential area, and open countryside is just a short walk away. Hermitage Lake is within close proximity, a popular area for walks and other recreational activities. Good local schools are easily accessible, and it is easy to commute to Birmingham, Nottingham, and London and their associated airports via the excellent road and rail networks.







The Property

Internally, the layout is well-designed and centred around an inviting entrance hall. There is a WC and under-stairs storage cupboard in the hall, which leads in turn to a dining room/snug (originally an integral garage) and a spacious open-plan living kitchen with direct garden access to the rear via French doors. The kitchen is fitted in a popular shaker style and benefits from an extra utility-type space fully fitted behind the dining room

To the first floor is a large sitting room with a Juliet balcony providing views over playing fields to the rear. There is a modern family bathroom and a generous double bedroom. On the second floor are two more double bedrooms, one of which is the principal suite, complete with en-suite facilities. The second is currently utilised as an office.

The Outside

The property was constructed by JA Ball and New Homes to the 'Evergreen' design, a small local firm, as part of the 'Lakeside' development. Set back from the road behind double-width parking for two vehicles, there is a side access to the left-hand side.



To the rear are low maintenance and landscaped gardens with a private aspect over playing fields to the rear. The gardens are full of afternoon sun.





Property Information

EPC Rating: C.

Tenure: Freehold.

Maintenance circa £250 per annum.

Council Tax Band: C.

Local Authority: North West Leicestershire.

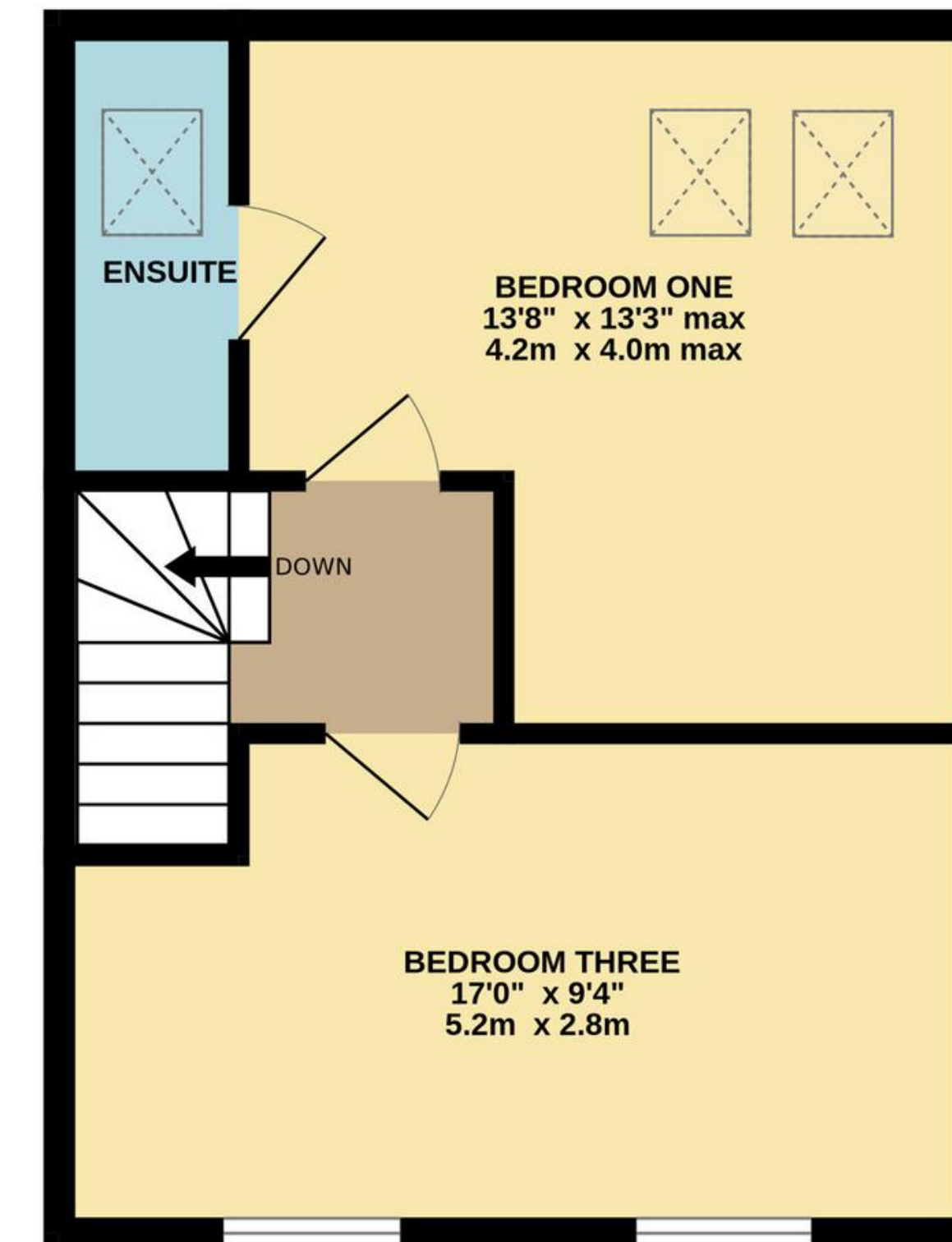
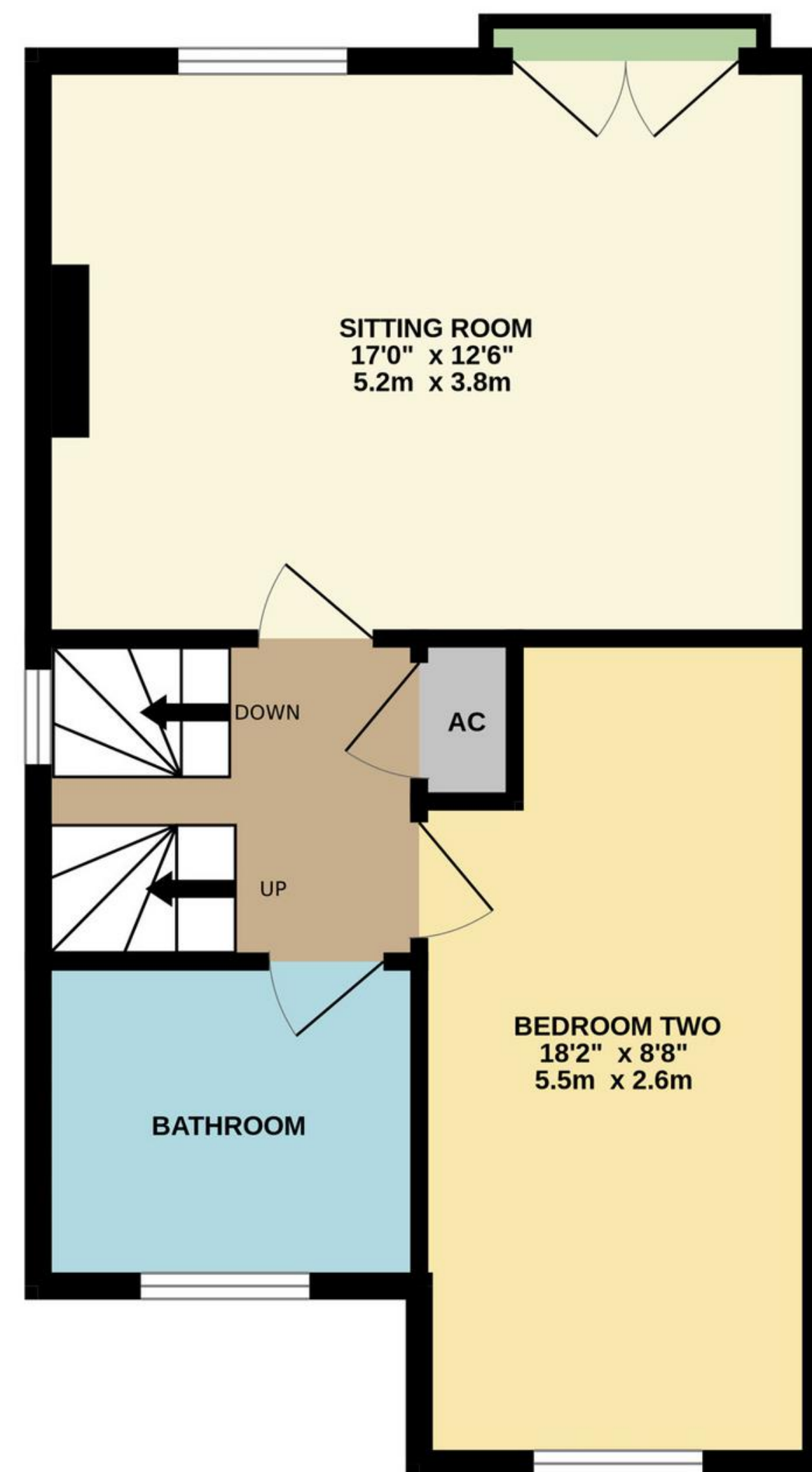
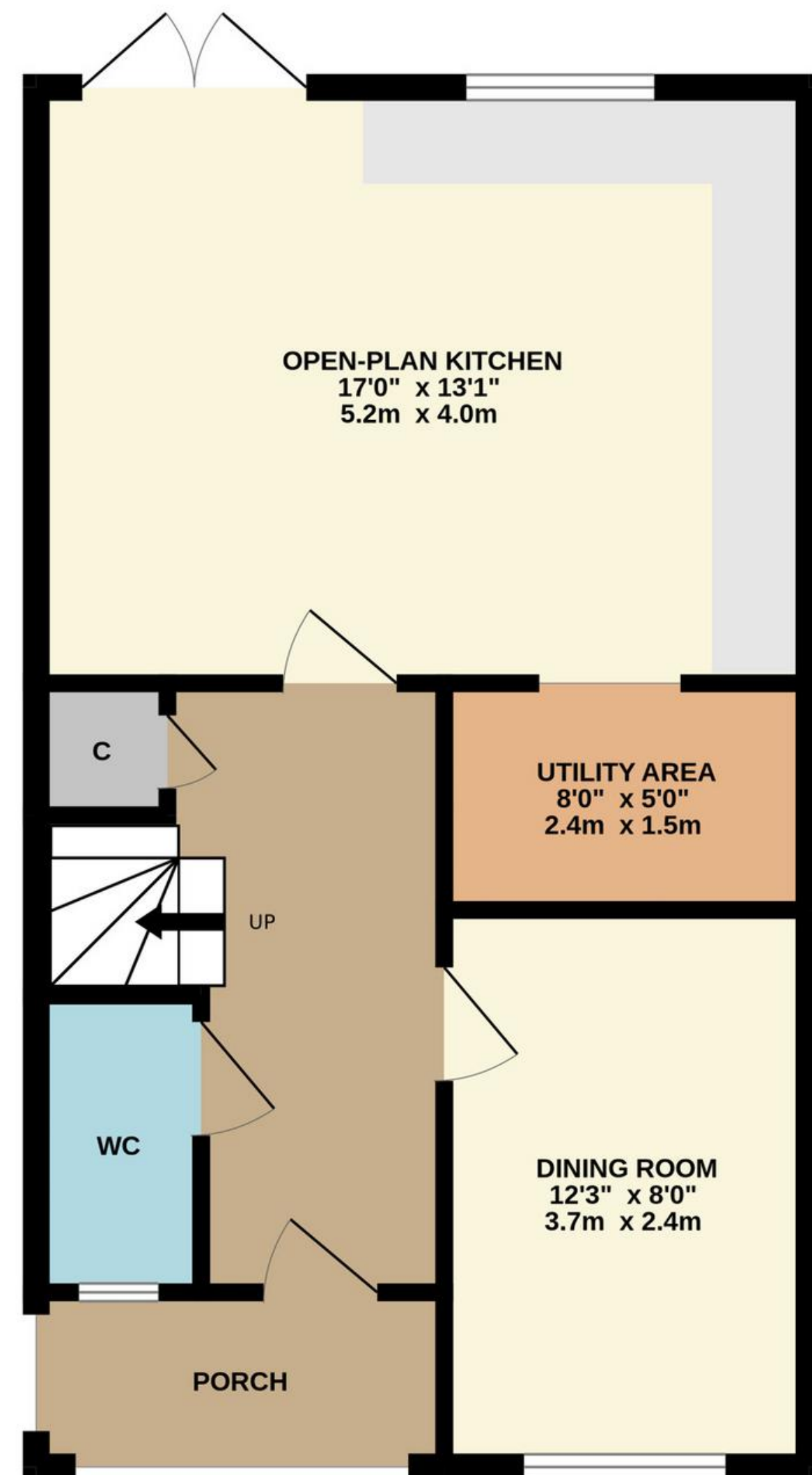
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Smiths Property Experts

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TOTAL FLOOR AREA : 1377 sq.ft. (127.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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