



# HOPKINS & DAINTY

ESTATE AGENTS



## Woodpecker Way, Loughborough, LE12 9WF

**£230,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are delighted to bring to the market this lovely semi detached home, providing three bedrooms, two bathrooms, a spacious lounge and a full width rear kitchen/diner with French doors opening onto the rear garden. Set on a modern residential cul-de-sac, towards the edge of Shepshed.

Built in 2018 by Persimmon Homes, the accommodation has gas central heating and double glazing and has to offer: Entrance hall, downstairs cloakroom, front lounge and a rear kitchen/diner with French doors opening onto the rear garden. To the first floor there are three bedrooms and a main family bathroom. The master bedroom also has an en-suite shower room.

Externally, there is an enclosed rear garden and to the side there is driveway parking for two vehicles.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

### Entrance Hall

Accessed via a double glazed entrance door with a radiator and stairs rising to the first floor.

### Guest WC



Two piece suite comprising WC and wash hand basin. With a radiator and double glazed front window.

### Lounge 14'3" x 12'2" > 7'10" (4.35 x 3.72 > 2.39)



With luxury vinyl tile flooring, a radiator, coving to the ceiling and a double glazed front window. Under stairs storage cupboard with shelving and a door to:

### Kitchen/Diner 15'2" x 8'10" (4.63 x 2.70)



Spanning the full width of the property with French doors opening onto the garden. Fitted range of base and wall units with worktops and an inset one and a quarter sink and drainer. There is also a built in electric oven, gas hob and hood, along with an integrated washing machine, dishwasher, fridge and freezer, which are all included in the sale. Radiator, boiler cupboard housing the wall mounted gas boiler and a double glazed rear window.

### First Floor Landing

With access to the loft space, a built in storage cupboard and doors leading off.

### Master Bedroom 11'10" > 9'6" x 12'11" (3.63 > 2.92 x 3.94)



Spacious master bedroom with an over stairs storage cupboard, radiator and double glazed front window. Door to:

**En-Suite Shower Room 6'2" x 5'4" max. (1.90 x 1.63 max.)**



Three piece suite comprising shower, wash hand basin and WC. With a heated towel rail, tiled splashbacks, extractor vent and a double glazed front window.

**Bedroom 2 9'1" x 7'6" (2.77 x 2.31)**



Second double bedroom with a radiator, coving to the ceiling and double glazed rear window.

**Bedroom 3 7'6" x 5'11" (2.31 x 1.82)**



Single third bedroom with a radiator and double glazed

rear window.

**Bathroom 6'0" x 5'10" (1.84 x 1.80)**



Three piece suite comprising bath, wash hand basin and WC. With tiled splashbacks, an extractor vent, radiator and double glazed side window.

**Side Driveway Parking**

Side driveway parking for two cars with gated access to the rear garden.

**Rear Garden**



A delightful enclosed rear lawn and patio garden with fencing to the boundary.

**Service Charge**

We understand that properties on this estate are subject to an annual service charge. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

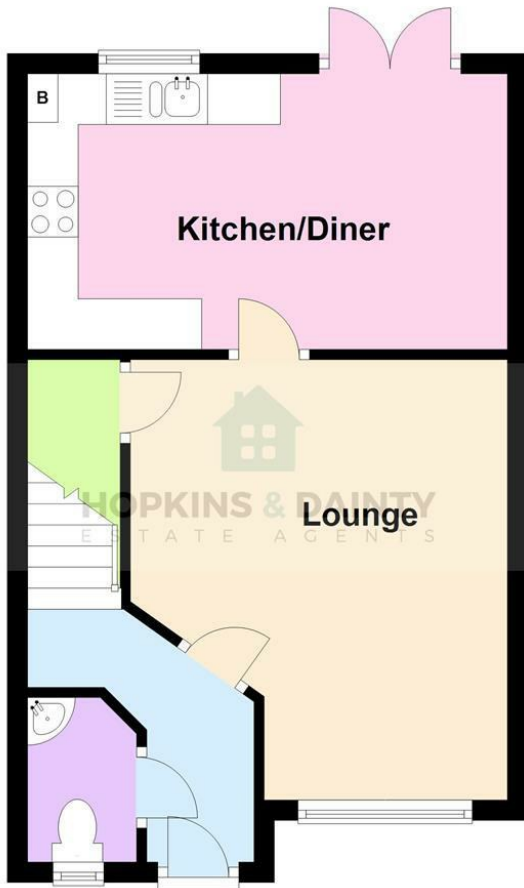
**Draft Sales Details**

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

## Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Ground Floor

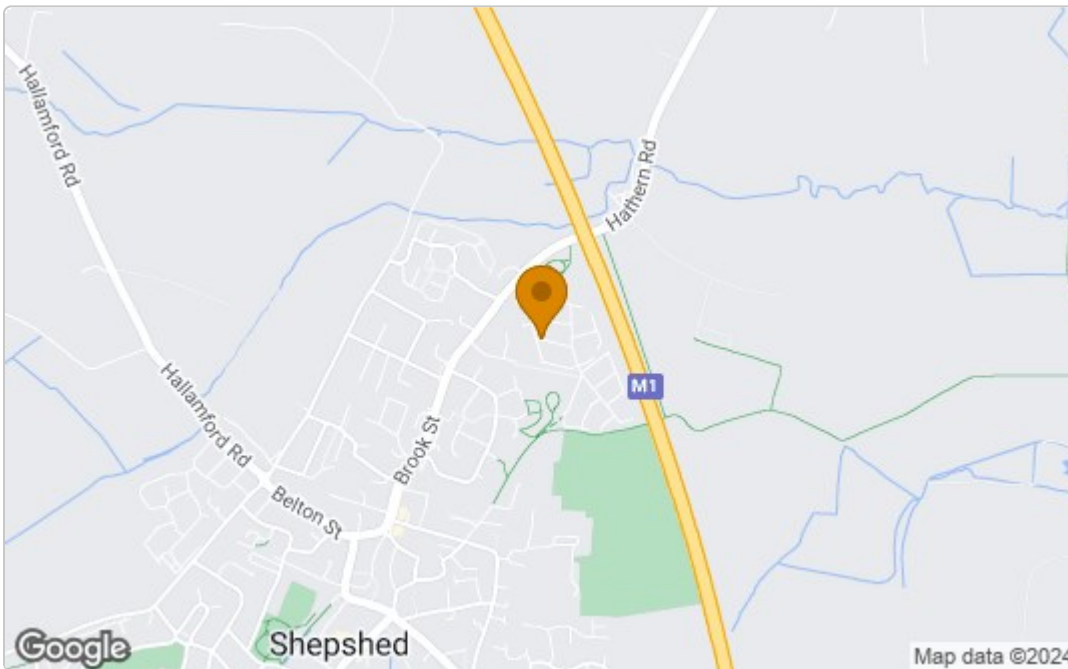


First Floor



Copyright of HOPKINS AND DAINTY ESTATE AGENTS.  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.