



# HOPKINS & DAINTY

ESTATE AGENTS



## Woodpecker Way, Loughborough, LE12 9WG

£189,995

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are delighted to bring to the market this two bedroom end town house, set on a modern residential estate, towards the edge of Shepshed.

Built c.2018 by Persimmon Homes with gas central heating and double glazing.

The accommodation comprises: Entrance Hall with a Guest WC; front lounge which leads through to a full width rear Kitchen/Dining room with French doors opening onto the garden. On the first floor there are two double bedrooms and a bathroom with a three piece suite.

To the front there is parking for two cars and to the rear there is a delightful lawn and patio garden.

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. Doors leading off.

### Guest WC



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

### Lounge 15'1" x 9'5" overall (4.61 x 2.88 overall)



Spacious sitting room with an under stairs storage cupboard. Radiator, double glazed front window and a door to:

### Kitchen/Dining Room 12'7" x 8'1" (3.85 x 2.47)



Spanning the full width of the property with French doors opening onto the rear garden. Fitted range of base and wall units with worktops and an inset one and a quarter sink and drainer with a mixer tap. There is a built in electric oven, gas hob and hood, along with space for a fridge/freezer, tumble dryer and plumbing for a washing machine. Radiator, cupboard housing the wall mounted gas boiler and a double glazed rear window.

### First Floor Landing



With access to the loft space and doors leading off.

**Bedroom 1 12'8" x 8'5" (includes cupboard) (3.87 x 2.59 (includes cupboard))**



Front double bedroom with a built in over stairs storage cupboard; radiator and two double glazed windows.

**Bedroom 2 12'8" x 8'1" (3.87 x 2.47)**



Rear double bedroom with a radiator and double glazed window.

**Bathroom 6'4" x 5'6" (1.94 x 1.70)**



Three piece suite comprising bath with a shower

attachment and tiled splash backs; wash hand basin and WC. Radiator, extractor vent and a double glazed side window.

**Driveway Parking**

To the front of the property there are two parking spaces and access to the entrance door with an attractive shrub border. Outside lighting and a gated side path leading to the rear garden.

**Rear Garden**



Delightful enclosed 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 in the region of £210.00. 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**

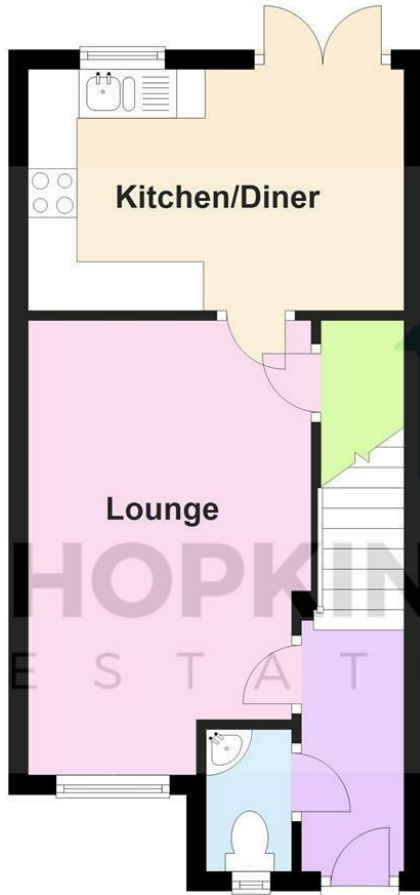
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any 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.

## Floor Plan

### Ground Floor

Approx. 29.8 sq. metres (320.9 sq. feet)



### First Floor

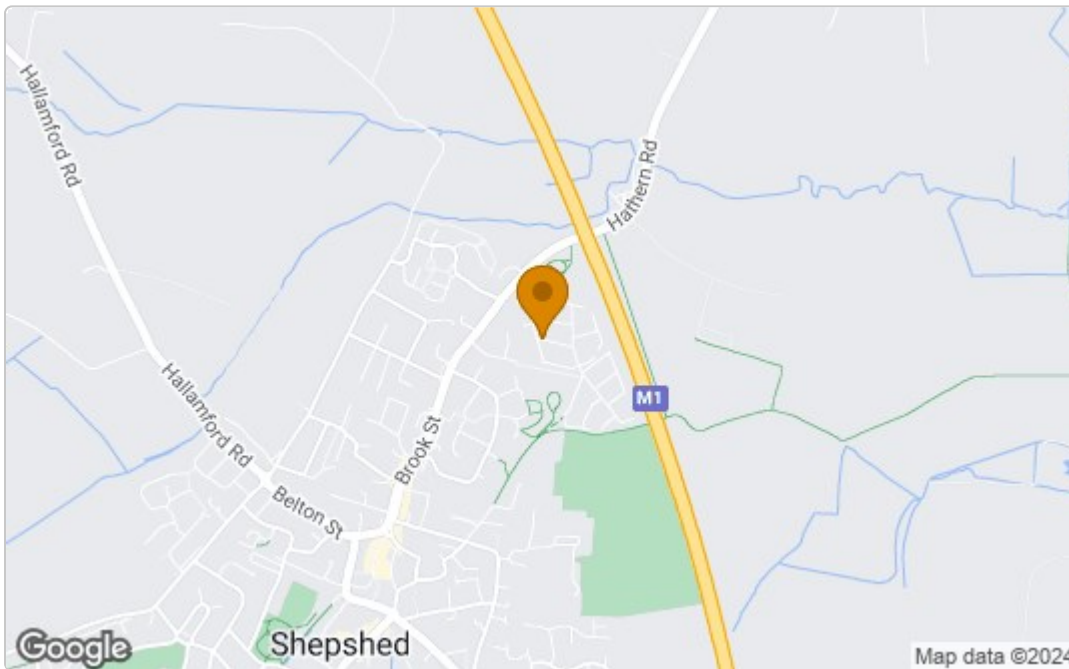
Approx. 27.8 sq. metres (299.4 sq. feet)



Total area: approx. 57.6 sq. metres (620.3 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.