



HOPKINS & DAINTY

ESTATE AGENTS



Heron Close, Loughborough, LE12 7FH

£240,000

****OPEN 7 DAYS A WEEK**** HOPKINS & DAINTY of TICKNALL are delighted to offer for sale this perfect first time buy home or buy to let investment in the highly desirable village location of Mountsorrel and coming to the market with NO UPWARD CHAIN. Located on a cul de sac the property has gas central heating with a BRAND NEW BOILER FITTED THIS YEAR! In brief, the accommodation has to offer: Entrance hall, lounge with bay window, kitchen/diner with useful understairs pantry and a conservatory. To the first floor there are three bedrooms and a bathroom. Outside the property has very generous off road parking to the front and a spacious rear and side garden with previous planning permission granted for a side extension (now lapsed) If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance hall

With stairs off to the first floor, radiator, door to:

Lounge 15'11" x 9'10" (4.86 x 3.00)



With bay window to the front, radiator, fireplace with inset gas fire.

Kitchen/diner 13'9" x 9'0" (4.21 x 2.75)



Fitted with a range of matching wall and base units, working surfaces with tiling to the splashbacks, inset stainless steel sink unit and drainer, fitted electric oven with a gas hob and extractor hood over, appliance space for fridge/freezer, washing machine and dishwasher, radiator, understairs pantry, window to the rear, door to:

Conservatory 12'4" x 9'4" (3.78 x 2.87)



Of Upvc double glazed construction with double opening French doors to the side opening out onto the rear garden.

The first floor

With access to the loft, useful over stairs storage cupboard.

Bedroom One 13'9" x 9'3" (4.20 x 2.83)



With window to the rear, radiator.

Bedroom Two 9'11" x 6'4" (3.03 x 1.95)



With window to the front, radiator.

Bedroom Three 7'1" x 6'11" (2.17 x 2.11)



With window to the front, radiator.

Bathroom



Fitted with a W.C., pedestal wash hand basin, bath with shower over, tiled walls, radiator, window to the side.

Outside



The property sits on a good sized plot with generous off road parking to the front. Gated side access leads to the side and rear garden. The rear garden has lawn with borders, two timber decked seating areas and a patio to the side.

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. 44.9 sq. metres (483.3 sq. feet)



First Floor

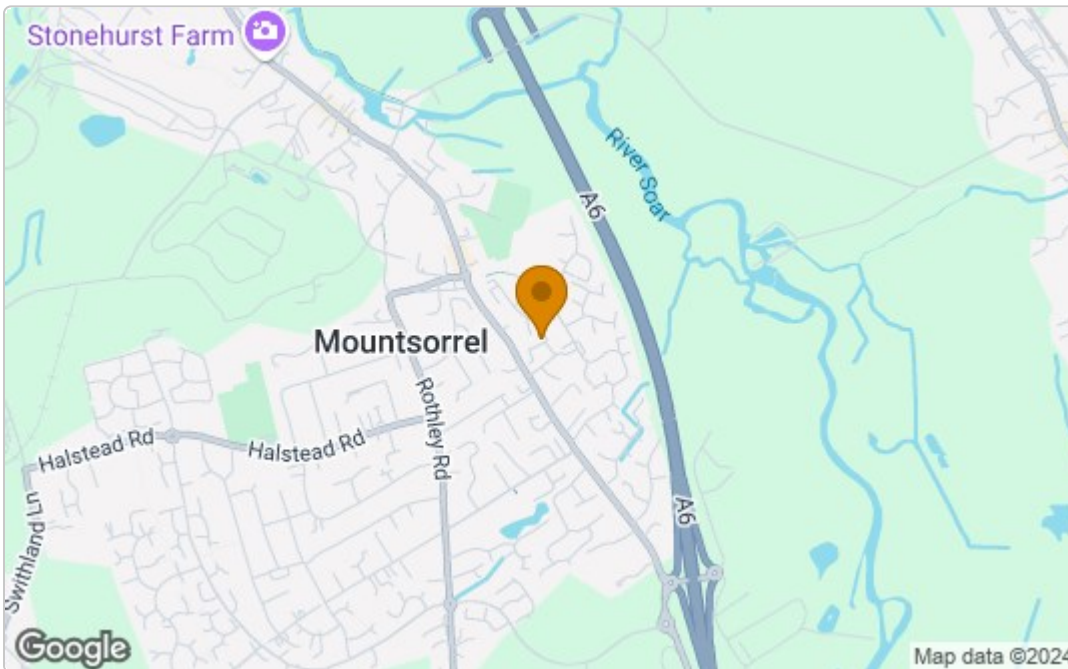
Approx. 35.5 sq. metres (382.5 sq. feet)



Total area: approx. 80.4 sq. metres (865.8 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) A			86
(81-91) B		67	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.