



2 Horseshoe Close

Willoughby On The Wolds | LE12 6SN | Asking Price £480,000

ROYSTON
& LUND

- Detached House In The Countryside
- Lounge With A Log Burner
- Rear Garden With Patio & Lawn
- Car Port & Garage
- Council Tax Band E
- Four Bedrooms Over Two Floors
- Kitchen/Diner
- Ground Floor WC
- Freehold - EPC Rating D





Royston & Lund are delighted to present this property nestled in the serene village of Willoughby-on-the-Wolds near Loughborough and Nottinghamshire. This remarkable three-story, four-bedroom detached house offers a tranquil and spacious living experience. Situated in a peaceful setting, this property is the epitome of countryside charm.

The ground floor of this home welcomes you with a well-appointed lounge with a feature log burner and French doors into the rear garden. The modern kitchen/diner is an ideal room for hosting and includes a range of units, sleek countertops and comfortable room for a table and chairs for up to 6 people. The large windows throughout allow for ample natural light, creating an inviting and airy atmosphere. Lastly, there is a separate utility room with fitted worktops and the facilities for white goods.

To the first and second floor there are four generously sized bedrooms, including the main bedroom with an en-suite shower room. On the upper floor the bedroom is complemented nicely by a shower room/WC. This property provides abundant space for families, guests, or a home office. The three-story layout offers flexibility and privacy, accommodating various living arrangements.

Outside, there is an enclosed tiered garden with a patio and a lawn. To the front there is a car port which leads to an excellent sized garage.

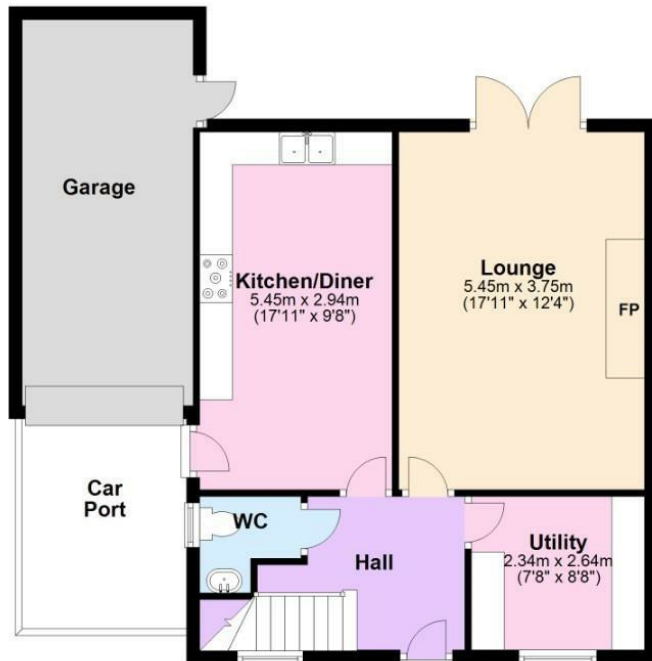


EPC

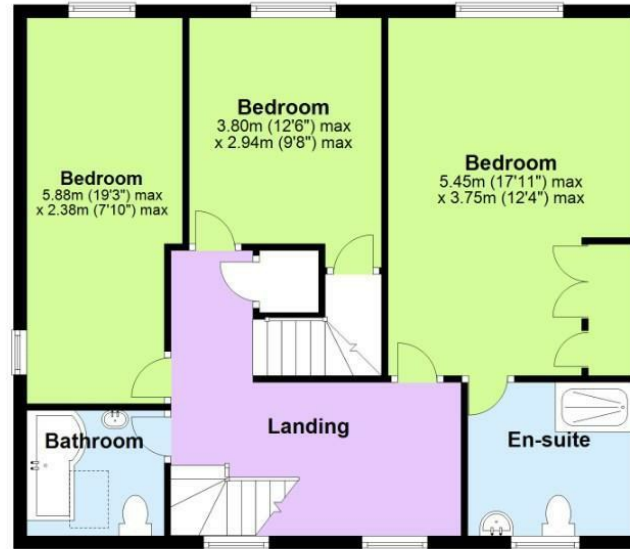
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		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	

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Ground Floor
Approx. 69.3 sq. metres (745.9 sq. feet)



First Floor
Approx. 73.1 sq. metres (786.5 sq. feet)



Second Floor
Approx. 24.8 sq. metres (266.4 sq. feet)



Total area: approx. 167.1 sq. metres (1798.9 sq. feet)

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.

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