



NICK HUMPHREYS
SALES • LETTINGS • STUDENT

SINCE 1986

Westfield Drive, Loughborough, LE11 3QJ
£525,000

Entrance Porch

Door to the front.

Spacious Hallway

Door to the front window to the side.

Cloakroom

Low level WC and wash hand basin.

Reception Room

Bay window to the front electric fire within a feature fireplace and radiator.

Lounge / Dining Room

A lovely family space having views to the garden at the rear, two feature fireplaces, UPVC double glazed patio doors to the balcony and three radiators. integral door to the garage space.

Extended Breakfast Kitchen

With dining area and a full array of fitted modern cupboards with ample worktops single drainer sink unit, door to the side, plumbing for a washing machine, built in double oven hob and extractor hood, ideal logic gas central heating boiler.

First Floor

Landing

With original stained glass feature window to the side.

Bedroom One

Window to the rear, fitted wardrobes and radiator.

Bedroom Two

Window to the front. radiator, vanity wash hand basin.

Bedroom Three

Window to the rear and radiator.

Shower Room

Shower, wash hand basin, low level WC, window to the rear and two radiators.

Bedroom Four

Window to the front and radiator.

Seperate W/C

Window to the side low flush wc.

Bedroom Five

Window to the front and radiator.

Outside - Front

Off Road parking for two vehicles leading to the integral garage.

Rear Garden

A Particular feature of the property is the mature landscaped rear garden, with a raised balcony sitting are having storage beneath. Mature trees and flowering borders, substantial lawned area the rear garden has a high degree of privacy,

Agents Note

This proeprty is awaiting grant of probate.

Tenure

Freehold

Council Tax Band

Charnwood Borough Council

Council Tax Band : D

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note

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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business

Our office is o

Saturday 10a

