



Westfield Drive Loughborough LE11 3QL

ANDREW
GRANGER & CO

Part of
SHELDON
BOSLEY
KNIGHT
LAND AND
PROPERTY
PROFESSIONALS



Key Features

- WELL APPOINTED AND PRESENTED DETACHED BUNGALOW
- LARGE MATURE PLOT WITHIN ESTABLISHED RESIDENTIAL AREA
- GAS CENTRAL HEATING, UPVC DOUBLE GLAZING
- PORCH, LARGE RECEPTION HALL
 - LOUNGE, SEPARATE DINING ROOM, REFITTED BREAKFAST KITCHEN, UTILITY ROOM
 - SITTING ROOM/BEDROOM 3
- MAIN BEDROOM WITH EN SUITE SHOWER ROOM
- 2ND DOUBLE BEDROOM AND MAIN SHOWER ROOM
- SPACIOUS SINGLE GARAGE
- MATURE GARDENS TO FRONT AND REAR AND GATED DRIVEWAY AND PARKING





The Property

This very well appointed and presented detached bungalow was individually designed and built in 1984 on a substantial double plot within this sought after established residential area with convenient access to the town centre and all local amenities. The bungalow is set back from the road with a gated driveway offering space for several vehicles and has delightful mature gardens to front and rear.

Gas central heating and UPVC double glazed windows, entrance porch, large reception hall, living room, separate dining room, fitted breakfast kitchen, utility room, sitting room/bedroom 3, bedroom 1 with en suite shower room, bedroom 2 and main shower room. Single attached garage.

The property has been greatly improved and upgraded by the current owners and offers superb versatile accommodation for a variety of purchasers.

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 words location:- judge.mops.wiping

ACCOMMODATION IN DETAIL

ENTRANCE PORCH

With twin glazed doors and side panels, front door to hall.

RECEPTION HALL

With radiator, oak flooring, cloaks cupboard and airing cupboard housing the hot water cylinder, Oak flooring.

LOUNGE

With patio doors to rear and windows to both sides, chimney breast, tiled hearth and space for log burner and mantle shelf, laminate flooring, 'sun tube' radiator, doors to dining room.

SEPARATE DINING ROOM

With patio doors to rear garden, radiator, laminate flooring, sliding doors to lounge, doors to hall and kitchen.

REFITTED BREAKFAST KITCHEN

With windows to side and rear, extensive range of fitted base, drawer and wall units with curved end cupboards, Silestone Quartz work surfaces with matching upstands, underdrawn sink with mixer tap, electric induction hob, split level double electric oven, cooker hood (these items may not be available or may be available by separate negotiation), breakfast bar, space for fridge freezer with surrounding cupboards, under cupboard lighting.

UTILITY ROOM

With window to side and door giving access to side garden, Large built in cupboard, base and wall units, work surface with stainless steel sink, plumbing for washing machine, tiled splashbacks and floor, central heating boiler.

SITTING ROOM/BEDROOM 3

With window to side, radiator, 'Sun Tube', brick lined fire place with mantle shelf, space for log burner, wall light. This room is currently used as a sitting room but could be a 3rd bedroom or study.

MAIN SHOWER ROOM

With window to front, suite comprising w.c. wash basin and shower cubicle, tiled walls and floor, radiator.

BEDROOM 1

With window to front, radiator, Built in wardrobes, laminate flooring, wall light.

EN SUITE SHOWER ROOM

With window to front, suite comprising w.c., vanity unit with wash basin, shower cubicle, tiled splashbacks and floor, heated towel rail.





BEDROOM 2

With window to rear overlooking to garden, radiator, laminate flooring and built in wardrobes.

GARAGE

With up and over door, side window and rear access door.

OUTSIDE

FRONT GARDEN

With extensive driveway and parking having wrought iron gates, lawn, mature hedges and a variety of shrubs and trees, including a mature Lime Tree which has a 'Tree Preservation Order', gated side access leading to the rear garden.

GENEROUS REAR GARDEN

This delightful rear garden is of generous proportions having an extensive patio area, lawns, mature hedging, shrubs, trees and raised beds.

EPC

Rating: 'D'

Council Tax Band

Charnwood Borough Council - Band D

Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we have a legal obligation to carry out Anti-Money Laundering checks on all purchasers prior to instructing solicitors to proceed with the sale. There is a £30, inclusive of vat, charge per person for processing these checks through a third-party firm. These are not a credit check and will not leave a footprint on your credit file.

Conveyancing

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.







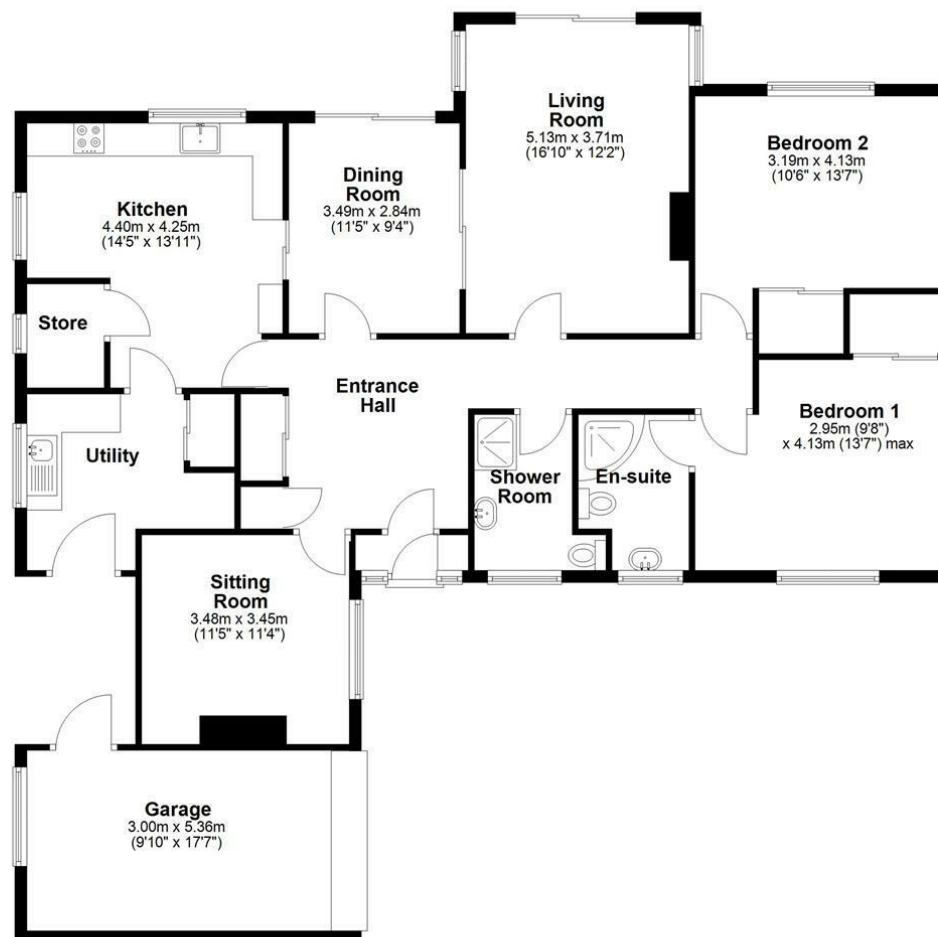




Floorplan

Ground Floor

Approx. 139.0 sq. metres (1495.8 sq. feet)



Total area: approx. 139.0 sq. metres (1495.8 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.



We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS