

Holdings

A Modern Estate Agent



4 Wisteria Way
Loughborough, LE11 2WJ

Guide price £315,000



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Enter through the front composite glazed door into the welcoming entrance hallway. The entrance hallway allows access to all ground floor accommodation as well as having stairs rising to first floor and a w/c.

The bright and airy dual aspected lounge is a great place for the family to enjoy.. The heart of this home is the Kitchen/ Diner, which is fully equipped with appliances, including; integrated fridge/ freezer, dishwasher, inset four ring burner gas hob with extractor over and electric oven, french doors lead onto the rear garden. Leading from here is a utility room which has access to the rear garden, inset sink and drainer and space and plumbing for a washing machine and tumble drier.

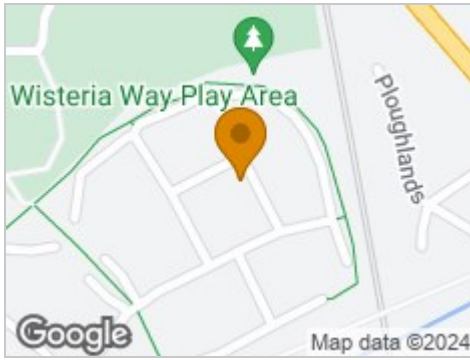
The stairs rise from the first floor and the landing allows access to all first-floor accommodation. There are three well-proportioned bedrooms and the Master having a contemporary ensuite bathroom. The second room enjoys views over the garden to the rear aspect and the third bedroom is well sized with open views to front elevation. The family bathroom has a bath, low flush w.c and wash hand basin. The en-suite has a low flush w.c and pedestal wash hand basin, walk in shower tray with glazed bi-folding shower door.

To the front this property enjoys off road parking leading to a garage which has been converted to a beauty salon and would also make an ideal home office. There is also a store to the front of the garage. The rear garden has been landscaped to

include a patio area, astro turf lawn space and hot tub area.



Road Map



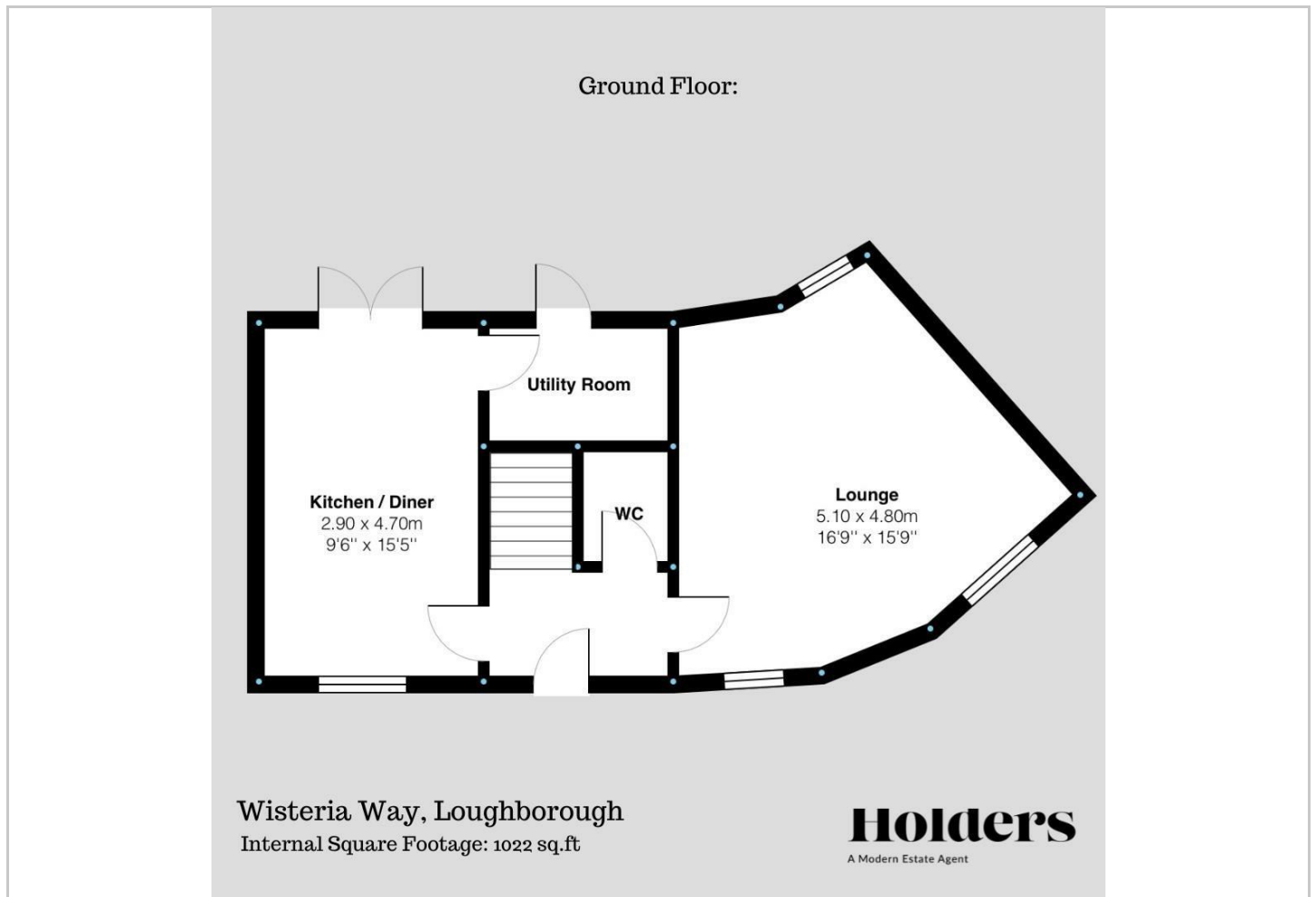
Hybrid Map



Terrain Map



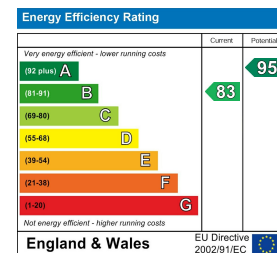
Floor Plan



Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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