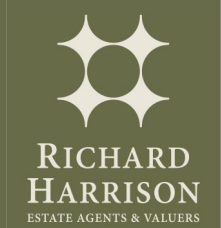




Whaddon Drive | | Loughborough | LE11 2AP
Guide price £325,000



Whaddon Drive |

Loughborough | LE11 2AP

Guide price £325,000

An exceptionally well presented detached bungalow occupying a prominent position within this highly regarded residential location. The property has been superbly extended to create a magnificent open plan dining kitchen adjacent to an orangery extension at the rear overlooking the private and low maintenance garden. There are two bedrooms with fitted furniture, luxury refitted shower room and a large lounge with bay window. The property features extensive off road parking on block paved driveway which in turn leads to a detached single garage. The property is offered with no upward chain and is set in a convenient position within walking distance to shops, amenities and bus stop into town.

Extended Detached Bungalow	Superbly Appointed
Spacious Dining Kitchen	Orangery Extension
Two Bedrooms	Lounge with Bay Window
Re-fitted Shower Room	Extensive Block Paved Driveway
Detached Garage	Private Rear Garden

Entrance Porch

With UPVC double glazed front door and full length window panels leading through a solid timber internal door to the Entrance Hall.

Entrance Hall

A spacious entrance hallway with utility cupboard and a cupboard housing the wall mounted Worcester Bosch gas central heating Combi boiler.



"Featuring a superb Orangery style extension"



Lounge

A spacious living room with large bay window to the front elevation with attractive view over the front garden and green space beyond. There is an additional window at the side allowing an abundance of natural daylight in, there is a feature gas flame fireplace with stone surround and mantelpiece.

Dining Kitchen

A wonderful extended dining kitchen featuring an ample range of contemporary wall and base mounted utility units with built-in electric double oven, gas hob and extractor fan, built-in washing machine and fridge. There are windows at the rear and side elevations and ample space in the dining area for dining table and chairs.

Garden Room

An impressive Orangery style garden room extension featuring low-slung windows and sliding patio doors overlooking the well manicured and enclosed rear garden, with a mature green backdrop into the adjacent historic Loughborough cemetery.

Bedroom 1

A spacious double bedroom with a range of fitted bedroom furniture comprising wardrobes, drawers, and cupboards with bay window to the front elevation and ample space for a double bed.

Bedroom 2

A spacious bedroom with fitted bedroom furniture and window to the rear.

Shower Room

A luxury refitted shower room with three piece suite comprising low flush W/c, wash hand basin and corner shower cubicle with wall mounted electric shower, fully tiled walls and a window to the side.



Outside

The property sits in a prominent and spacious position with a large amount of parking on block paved driveway, with areas of low maintenance planting. The drive continues alongside the property leading to a detached sectional single garage with up and over door to the front and pedestrian door at the side, the garden is designed for low maintenance with patio areas, pebble covering and low maintenance shrubs. A particular feature of the property is the private backdrop onto the adjacent historic cemetery with its mature shrubs, plants and trees.

The Area

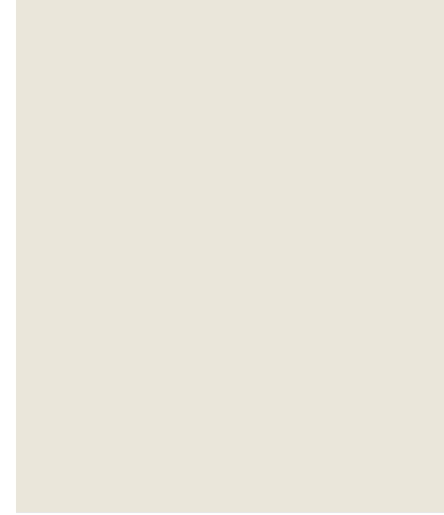
The property sits in a delightful position amongst similar Bungalows and close to a bus stop with regular service into town, and opposite towards the villages and Leicester. There are shops and conveniences nearby, as well as the picturesque nature spot of Charnwood Water.

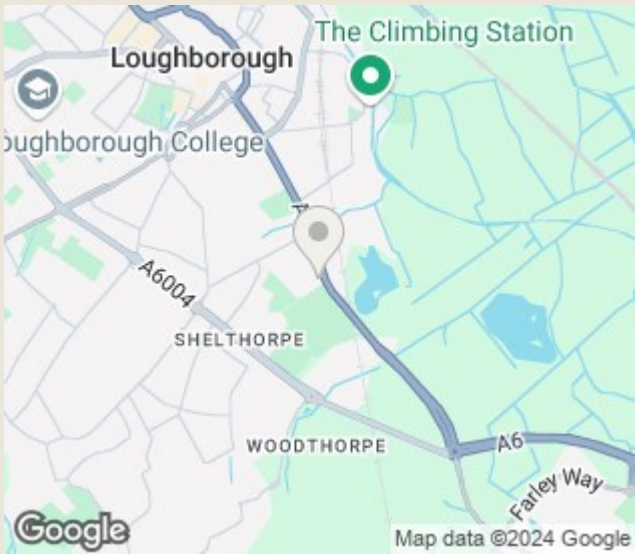
Extra Information

To check the Internet and Mobile coverage you can use the following link:

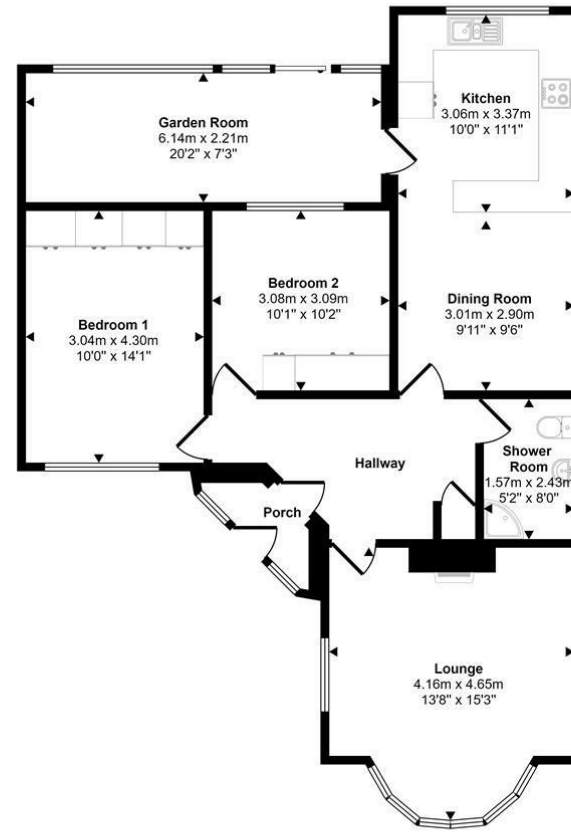
<https://checker.ofcom.org.uk/en/gb/broadband-coverage>

To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>





Approx Gross Internal Area
92 sq m / 995 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	81
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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