



Foxcote Drive, Loughborough

welcome to

Foxcote Drive, Loughborough

NO CHAIN! Semi-detached bungalow in Loughborough! In brief, comprising entrance hallway, a lounge with a door through to the modern kitchen, two bedrooms and a modern fitted shower room, driveway providing ample off-road parking for several vehicles with side gated access to the garden.

Entrance Hallway

Entering the property through the side door leads into the hallway which has laminate flooring, a radiator, storage cupboard which has a radiator inside, a loft hatch with a pull down ladder and doors to lounge, bedrooms and bathroom

Lounge

13' 10" plus recess x 10' 6" into recess (4.22m plus recess x 3.20m into recess)

With carpeted flooring, electric feature fireplace, a radiator, double glazed to the front and door to the kitchen.

Kitchen

9' 2" x 6' 3" (2.79m x 1.91m)

A modern kitchen with wall & base units, roll edge worksurfaces, sink drainer with mixer tap, induction hob, electric oven, space for fridge freezer, washing machine which will be included with the sale.

Bedroom One

9' 10" x 7' 8" (3.00m x 2.34m)

The main bedroom has built in wardrobes, laminate flooring, a radiator and a double glazed window.

Bedroom Two

8' 1" max x 6' 5" (2.46m max x 1.83m 5)

Currently used as a dining room, this room has laminate flooring, a radiator, a double glazed doors to the garden

Bathroom

Comprising a bath with shower over, low level wc, wash hand basin, heated towel rail and a frosted double glazed window to the side.

Outside

To the front of the property is a driveway providing ample off-road parking for multiple vehicles. At the rear, is a patio sitting area, lawn, mature shrubs and trees, a greenhouse, a shed which has light/power and side access.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.





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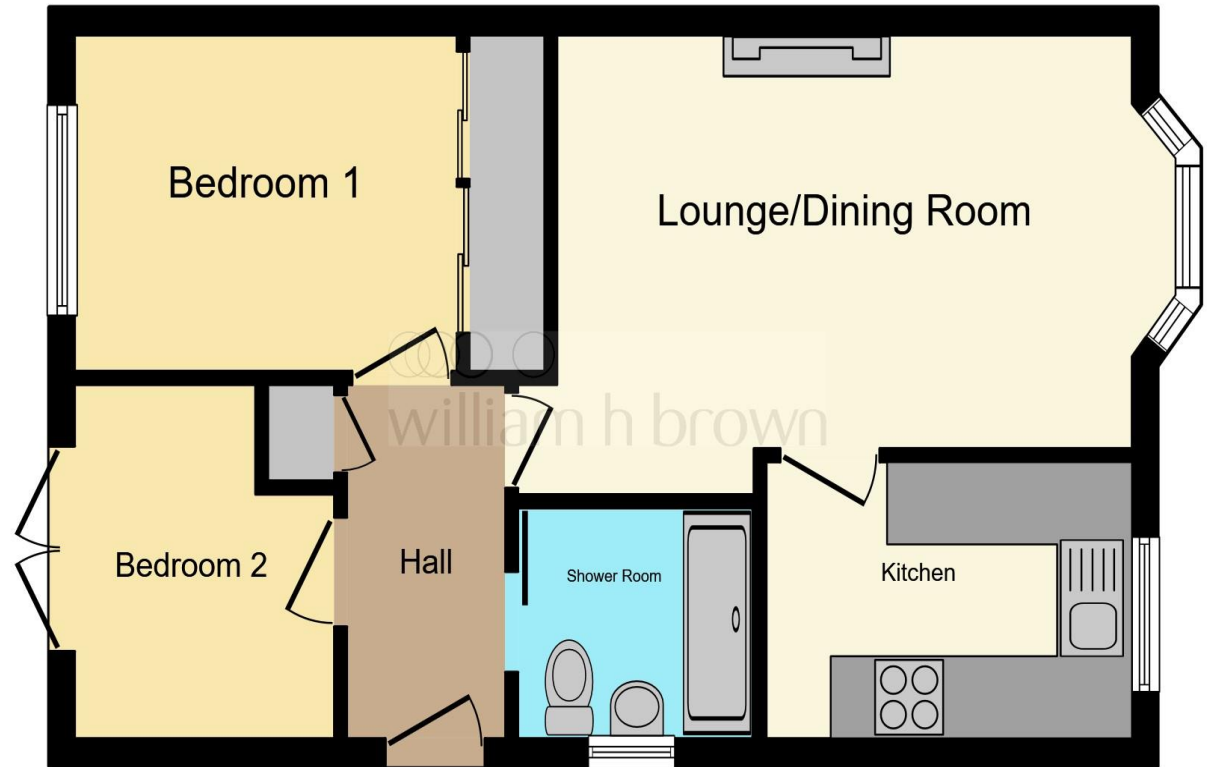
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Foxcote Drive, Loughborough

- SEMI-DETACHED BUNGALOW
- TWO BEDROOMS
- LOUNGE
- MODERN KITCHEN
- BATHROOM

Tenure: Freehold EPC Rating: D

£200,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
LBH114116 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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