



Hoton Road, Wymeswold Loughborough

welcome to

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A STUNNING Detached family home in the village of Wymeswold, with views to the front & planning consent for a ground floor extension, with a lounge, fitted kitchen diner & conservatory, three bedrooms, recently refitted ensuite & family bathroom, landscaped garden, single garage & off road parking!

Reception Hallway

Oak wooden flooring, radiator, stairs off to the first floor. Door through the ground floor, WC and living room. Ground floor WC has low level WC, pedestal wash hand basin and window to the front and radiator.

Lounge

16' 6" x 13' 8" (5.03m x 4.17m)

Living room has Oak wooden flooring, has a feature cast iron log burning stove with an inset wooden mantle, a floor to ceiling radiator, UPVC double glazed window to the front elevation through to the dining room/kitchen

Ground Floor Wc

Ground floor WC has low level WC, wash hand basin, UPVC double glazed window to the front elevation and part tiled walls.

Kitchen

12' 6" x 8' 5" (3.81m x 2.57m)

Kitchen has oak wooden flooring, UPVC double glazed window overlooking the rear garden. Freestanding range style oven (available by separate negotiation), with an overhead extractor fan above. Additionally the kitchen is fitted with a range of integrated appliances such as a dishwasher and fridge freeze. There is a stainless steel sink with a mixer tap. wooden effect counter tops, access to the utility area through the side door.

Utility Area

Utility area has access to the rear garden, plumbing for a washing machine and space for the tumble dryer.

Dining Area

7' 10" x 7' 8" (2.39m x 2.34m)

Dining area has oak wooden flooring throughout, accessible via the kitchen as open plan, radiator and UPVC double glazed window to the rear elevation.

Conservatory

9' 9" x 7' 8" (2.97m x 2.34m)

Conservatory is accessible via the dining area and has double glazed windows surround, french doors leading out to the rear garden, oak wooden flooring continuing from the dining area and has a wall mounted electric heater.

Landing

The landing has grey laminated flooring with wall mounted radiator and UPVC double glazed window. Oak wooden doors to all rooms.

Bedroom One

12' 1" x 10' 9" (3.68m x 3.28m)

Bedroom One has grey laminated flooring, UPVC double glazed window to the rear elevation, radiator, double wardrobes (available by separate negotiation) and access to ensuite shower room.

Ensuite

Ensuite has a low level WC, a vanity style wash hand basin and walk in shower cubicle with shower over, grey vinyl flooring and partly tiled walls.

Bedroom Two

12' 1" x 10' 8" max (3.68m x 3.25m max)

Bedroom two has grey laminated flooring, UPVC double glazed window to the front elevation and radiator.





Bedroom Three

11' max x 7' 6" max (3.35m max x 2.29m max)

Bedroom three has grey laminate flooring, UPVC double glazed window to the front elevation with radiator.

Family Bathroom

Bathroom has a four piece suite comprising low level WC, vanity style wash hand basin, bath with mixer tap and a walk in shower with shower over, partly tiled walls and grey vinyl flooring.

Outside

To the front there is a lawned area with a range of plants/shrubs, a pathway to the front door and side gated access to the rear garden.

The rear garden is partly astro turfed, has raised flower borders filled with a range of well established plants, a decked patio area, recently installed fencing to the boundaries with a gate leading to the rear of the property. Further to the rear, there is a driveway providing off road parking and a single garage.



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Hoton Road, Wymeswold Loughborough

- STUNNING FAMILY HOME
- THREE BEDROOMS
- REFITTED ENSUITE AND FAMILY BATHROOM
- LOUNGE WITH LOG BURNER
- FITTED KITCHEN DINER WITH CONSERVATORY

Tenure: Freehold EPC Rating: Awaited

£390,000



Ground Floor



First Floor

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:
LBH114093 - 0006

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