



Wilmington Court, Loughborough

welcome to

Wilmington Court, Loughborough

William H Brown welcomes to the market this BEAUTIFULLY PRESENTED three-bedroom semi-detached home situated on a cul de sac with a view of the great central railway. Internal viewing is highly recommended to appreciate the accommodation on offer! Call now to book an early viewing.

Entrance

Property is entered via a UPVC double glazed front door which leads through to the entrance hallway which has stairs rising to the first floor useful under stairs storage cupboard radiator and doors off to the ground floor accommodation

Lounge

23' 10" Max x 11' 10" Max (7.26m Max x 3.61m Max)
Lounge has French doors opening onto the rear garden with matching side windows, UPVC double glazed window to the front and two radiators with an opening through to the extended reception room.

Dining Room

17' 11" Max x 6' 7" Max (5.46m Max x 2.01m Max)
Dining Room forms part of an extension and is a versatile space which can be used as a dining room, playroom or home study/gym, has a UPVC double glazed window to the front and rear, double panel radiator and a television aerial point.

Kitchen

11' 2" x 8' 11" (3.40m x 2.72m)
Kitchen has ceramic tiled flooring and is fitted with a modern range of base and wall high gloss finish units, with roll edge work surfaces over. There is a single sink with a drainer mixer tap and complimentary tiled splashbacks, there is a space for an oven with a gas point plumbing and space for a washing machine, wall mounted boiler double radiator and a UPVC double glazed French door leading to the rear garden.

Landing

First floor landing has access to the loft and the airing cupboard incorporating hot water tank.

Bedroom One

11' 7" x 9' 6" (3.53m x 2.90m)
Bedroom one has two door built in wardrobes with hanging rails and shelving, UPVC double glazed windows to the front and a radiator.

Bedroom Two

10' 1" x 9' 7" (3.07m x 2.92m)
Bedroom two has two door built in wardrobes with hanging rails and shelving, UPVC double glazed window to the rear and a radiator.

Bedroom Three

8' 2" x 8' (2.49m x 2.44m)
Bedroom three comprises a radiator and a UPVC double glazed window to the front.

Bathroom

Bathroom is fitted with a modern three piece suite which comprises of a P shaped bath with side shower screen and shower over, low level wc pedestal wash hand basin ceramic tiled flooring inset ceiling spotlights a chrome heated towel rail and 2 upvc double glazed windows to the rear



Outside

Outside to the rear there is a patio seating area with an outside tap and outside power point is mainly laid to lawn and is fence enclosed to boundaries with an open aspect overlooking the aforementioned great central railway line. To the front there is a block paved driveway which provides ample off-road parking for several vehicles.



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- Three Bedroom Semi Detached Home
- Cul De Sac With a view of the Great Central Railway
- No Onward Chain
- Gas Central Heating and UPVC Windows
- Driveway with Off Road Parking

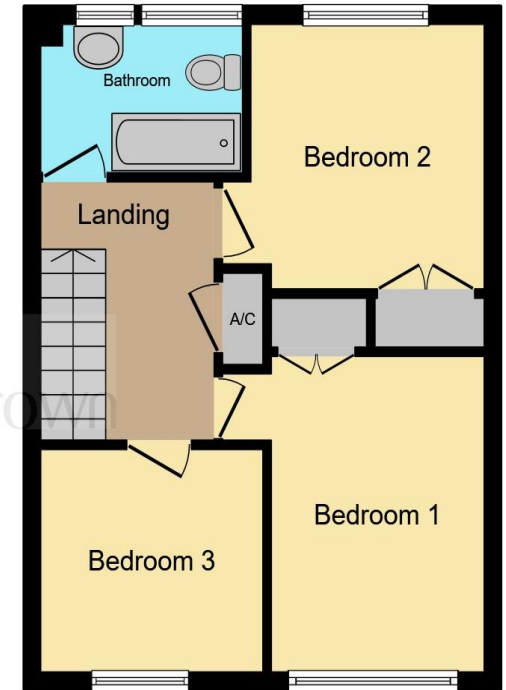
Tenure: Freehold EPC Rating: D

offers over

£230,000



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:
LBH114152 - 0020

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk