



Wilmington Court, Loughborough

welcome to

Wilmington Court, Loughborough

****FOR SALE**** Deceptively spacious and extended three-bedroom semi-detached property in the cul de sac on Wilmington Court. Property is double glazed and has electric heating, extended dining kitchen, utility, ground floor wc and three well-proportioned bedrooms. Call now 01509 214686!

Entrance

Property is entered via a front door into an entrance porch, which in turn leads through into the hallway. Entrance hallway has stairs off to the first floor and doors off to all ground floor rooms.

Lounge

12' 2" x 23' 9" (3.71m x 7.24m)

The lounge has a double-glazed window overlooking the front elevation, radiator and opens through to the extended dining room.

Extended Dining Room

9' x 6' 11" (2.74m x 2.11m)

Extended dining room has a skylight to the ceiling, patio doors that open onto the rear garden.

Utility Room

8' 5" x 6' 11" (2.57m x 2.11m)

Utility room has plumbing for a washing machine and some base units and a back door that leads to the rear garden and an internal door to the ground floor wc.

Ground Floor Wc

Ground floor wc has a low level wc and a wash hand basin with tiled surround.

Kitchen

9' x 8' 6" (2.74m x 2.59m)

There is an extended dining kitchen fitted with a range of base and wall units with rolled edge work surfaces over, one and a half bowl sink with mixer tap, tiled splashbacks. Space for a fridge freezer and a door to the utility room. Extended dining room has a skylight to the ceiling, patio doors that open onto the rear garden.

First Floor Landing

First floor landing has stairs rising from the ground floor and provides access to the loft and all first-floor rooms.

Bedroom One

11' 7" x 13' 5" (3.53m x 4.09m)

Bedroom one has a double-glazed window to the front and a radiator.

Bedroom Two

9' 9" x 10' 2" (2.97m x 3.10m)

Bedroom two has a double-glazed window to the rear and a radiator.

Bedroom Three

8' 1" x 8' 1" (2.46m x 2.46m)

Bedroom three has a double-glazed window to the front and a radiator.





Bathroom

Bathroom is fitted with a three-piece suite comprising of walk-in shower and tiled surround. Low level wc, wash hand basin and two double glazed windows to the rear.

Outside

Outside to the front there is a driveway providing off road parking and access to the garage. Rear garden has a patio seating area shaped lawn established borders and is fenced to boundaries with a private aspect overlooking the great central railway line.

Garage

Garage has an up and over door to the front, power and light.



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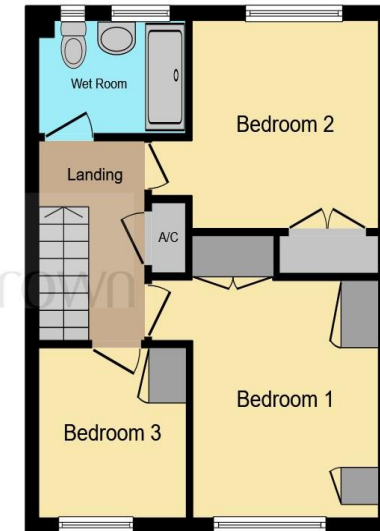
- Three Bedroom Semi Detached Property
- Cul De Sac
- Double glazed and Electric Heating
- Utility Room and Ground Floor wc
- Three well-proportioned bedrooms

Tenure: Freehold EPC Rating: D

£220,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
LBH114237 - 0015

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