



**Cooper Court, LOUGHBOROUGH**

**welcome to**

## **Cooper Court, LOUGHBOROUGH**

**\*\*FOR SALE\*\*** a deceptively spacious and well extended semi-detached family home occupying a pleasant cul de sac position in Loughborough. Well-presented and benefits from UPVC double glazing and gas central heating. Internal viewing is highly recommended to appreciate the accommodation on offer.

### **Entrance**

Property is entered via a front door into the entrance hallway which has laminate flooring, stairs off to the first floor and a door through to the lounge.

### **Lounge**

23' 8" x 11' 10" maximum ( 7.21m x 3.61m maximum )  
Lounge has laminate flooring, a radiator, upvc double glazed window to the front and a French door which leads to the extension at the back.

### **Kitchen**

10' 8" x 8' 11" ( 3.25m x 2.72m )  
Kitchen has ceramic tiled flooring, a range of base and wall units with roll edge work surfaces over, one and a half bowl sink with drainer and mixer tap with tiled splashbacks. Space and plumbing for a washing machine, space for an oven with an extractor hood and an opening through to the reception room.

### **Extension Reception Room Two**

11' 1" x 10' 2" ( 3.38m x 3.10m )  
Reception room two has ceramic tiled flooring, an electric wall heater, upvc double glazed French doors leading to the rear garden and a door to the ground floor bathroom.

### **Ground Floor Bathroom**

Ground floor bathroom has suite comprising of bath with shower over, low level wc, wash hand basin with tiled splashbacks and extractor fan.

### **First Floor Landing**

First floor landing has stairs rising from the ground floor, access to the loft and an airing cupboard housing the water tank.

### **Bedroom One**

10' 7" into door recess x 9' 10" ( 3.23m into door recess x 3.00m )  
Bedroom one has a upvc double glazed window to the front and a radiator.

### **Bedroom Two**

11' 11" x 10' 1" into door recess ( 3.63m x 3.07m into door recess )  
Bedroom two has a upvc double glazed window to the rear and a radiator.

### **Bedroom Three**

8' 2" x 7' 9" ( 2.49m x 2.36m )  
Bedroom three has a radiator and a upvc double glazed window to the front.

### **Family Bathroom**

Family bathroom is a modern bathroom and has a three-piece suite comprising of double shower cubicle with shower over, wash hand basin, low level wc, panelled walls and two upvc double glazed windows to the rear.



## Outside

Front garden has a pathway leading to the front door with an artificial lawn for easy maintenance. The rear garden also has artificial lawn with side gated access and is fenced and enclosed to boundaries.

## Solar Panels

Please note the property has solar panels which are on a lease agreement, further information can be available via the selling agent William H Brown.



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## Cooper Court, LOUGHBOROUGH

- Semi Detached family home
- Cul de sac
- Well presented
- Upvc double glazing
- Gas central heating

Tenure: Freehold EPC Rating: B

offers over

**£230,000**



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](http://www.focalagent.com)

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Property Ref:  
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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.

  
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