



Winterburn Way, LOUGHBOROUGH

welcome to

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FOR SALE A delightful end terraced home on Winterburn Way within the popular Thorpe Acre area! The property has accommodation comprising in brief; entrance porch, lounge, kitchen/diner, three bedrooms, bathroom, off road parking & a rear garden.

Entrance Porch

Entering the property through the front door leads you into a porch with an internal door to the lounge.

Lounge

14' 7" x 12' (4.45m x 3.66m)

The lounge has a double-glazed window to the front elevation, stairs rising to the first floor, carpeted flooring, television aerial point, electric feature fireplace with surround, radiator and door to the kitchen/diner.

Kitchen Diner

14' 5" x 12' (4.39m x 3.66m)

The kitchen has a modern range of wall and base units with work surfaces over and tiled splashbacks, integrated cooker with induction hob and cooker hood over, stainless steel one and a half bowl sink drainer with swan neck tap, space for an American style fridge/freezer, plumbing for a washing machine and dishwasher, double glazed window to the rear elevation, space for a dining table, radiator and sliding doors leading out to the rear garden.

Landing

The landing has stairs rising from the ground floor, carpeted flooring, doors to all rooms and an airing cupboard.

Bedroom One

11' 4" x 11' 6" (3.45m x 3.51m)

Bedroom one has a double-glazed window to the front elevation, carpeted flooring, radiator and door to a storage cupboard.

Bedroom Two

9' x 5' 9" (2.74m x 1.75m)

Bedroom two has a double-glazed window to the rear elevation, carpeted flooring and radiator.

Bedroom Three

10' 1" x 5' 9" (3.07m x 1.75m)

Bedroom three has a double-glazed window to the rear elevation, radiator and carpeted flooring.

Bathroom

The bathroom has a three-piece suite comprising low level w/c, wash hand basin and bath with shower over. The bathroom is fully tiled and has a towel rail.

Outside

To the side of the property is off road parking. To the front there is a pathway to the front door set within a lawn. There is side gated access to the rear garden.

The rear garden has a block paved patio and is fenced and hedged to boundaries.

Garage

The garage has an up and over door and has power and light.





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Winterburn Way, LOUGHBOROUGH

- Three bedrooms
- Gas Central Heating
- End Terrace
- Modern Kitchen Diner
- Popular Thorpe Acre Area

Tenure: Freehold EPC Rating: C

offers in the region of

£210,000



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

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Property Ref:
LBH115018 - 0004

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