



6 Woodgate Road,
Loughborough, LE12 6PY

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This detached bungalow provides accommodation including an entrance porch, a bright lounge, a breakfast kitchen, a utility room, three bedrooms (one with a door opening to the rear garden), plus a shower room, and a separate wc.

Benefiting from gas central heating, and part double glazing, the property occupies a good size plot, with a large garden to the rear, a further garden to the front, plus a driveway and garage providing off road parking for a number of vehicles.

Situated in the sought after village of East Leake, the property is close to a wealth of local facilities including schools and shops, and is within easy reach of East Midlands Airport and East Midlands Parkway train station.

Offered to the market with no upward chain.

Guide Price £300,000





ACCOMMODATION

The UPVC entrance door opens to the part glazed entrance porch. From here, a single glazed door opens to the lounge.

The lounge has windows to the front and side, a gas fire set in a stone surround, glazed double doors opening into the breakfast kitchen, and a door into the inner hall.

From the inner hall, there are doors into the three bedrooms (all of which overlook the rear garden, two of which have built in wardrobes, and one with a UPVC door leading out to the garden), the shower room, which is fitted with a large shower cubicle and a vanity wash hand basin, plus the separate wc.

Overlooking the front, the breakfast kitchen has a range of wall, drawer and base units, a stainless steel sink and drainer unit, space for a fridge, and space for a cooker, with an extractor over. A door leads from the kitchen into the utility room, which houses the boiler, has space and plumbing for a washing machine, space for a dryer, and a door opening to the rear.

OUTSIDE

At the front of the property there is gated access to the driveway, which provides off road parking for a number of vehicles, and in turn gives access to the GARAGE (with a pedestrian door to the rear garden). There is a lawned garden adjacent, and access to the entrance door.

There is a good size garden to the rear of the property which includes a large patio seating area, a lawn, and flower and shrub beds. Timber fence enclosed, the garden houses two storage sheds, and a greenhouse.

Council Tax Band

Council Tax Band D

Referral Arrangement Note

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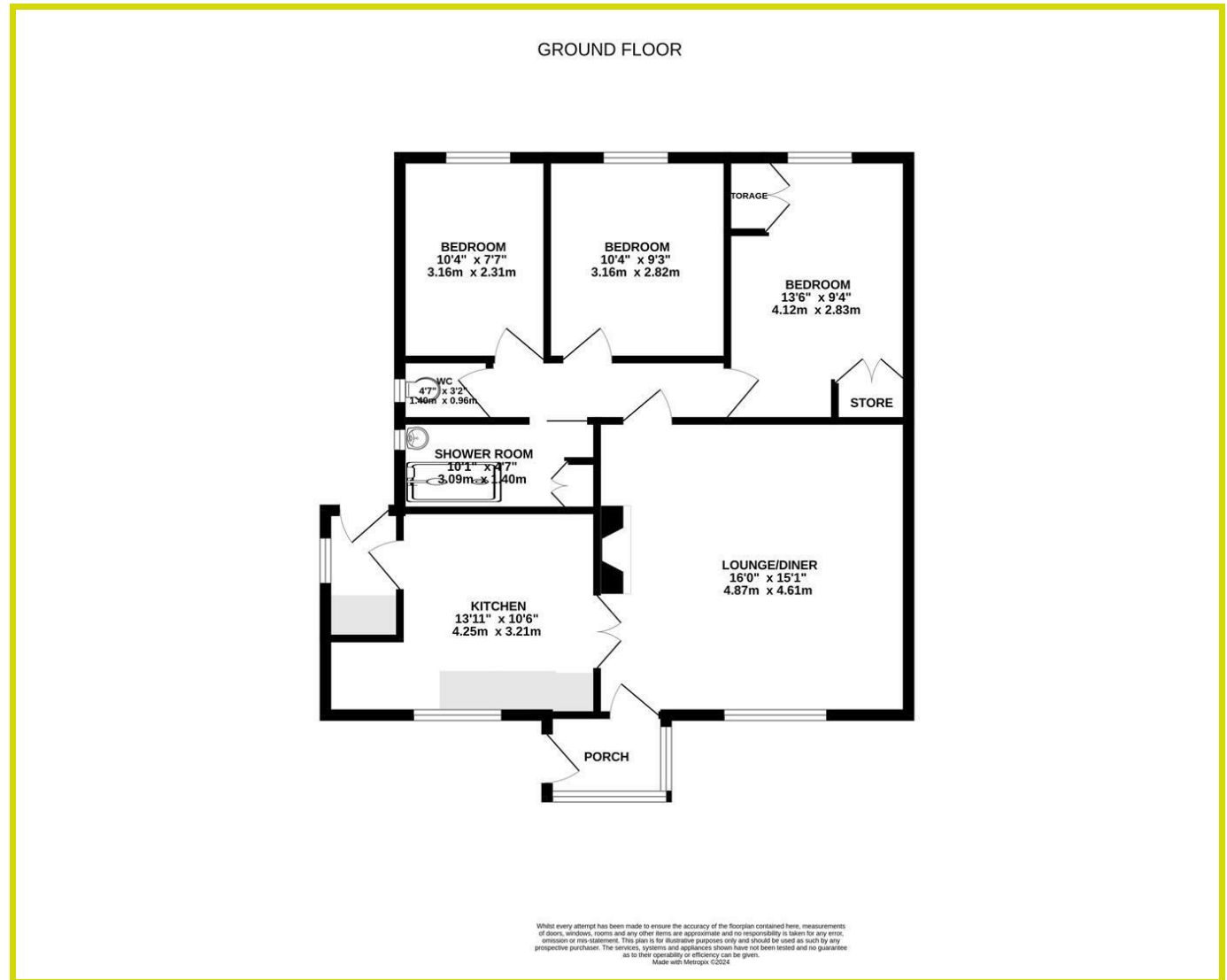
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MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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