



Appleton Drive, Wymeswold



£465,000

- UNIQUE EXTENDED DETACHED
- FOUR/FIVE BEDROOMS
- TWO RECEPTION ROOMS
- CONTEMPORARY DINING KITCHEN
- EN-SUITE SHOWER ROOM
- UTILITY & GROUND FLOOR WC
- FREEHOLD
- EPC rating C



A unique and particularly deceptive extended detached family home, offering impressive generous rooms throughout whilst occupying this quiet cul-de-sac location with countryside walks nearby and excellent commuter links via the A46 towards Leicester & Nottingham etc.

The interior has been designed with imagination and versatility in mind and features solid oak internal doors, contemporary ceiling spotlights throughout and in our view would make a great home for the young and growing family or even those seeking accommodation for living with a dependant relative..

Enter through the front entrance which leads into a semi open plan hallway with sweeping balustrade staircase to the first floor, having a handy under stairs alcove and storage cupboard along with a ground floor WC complete with a quality vanity style suite with wash hand basin, WC with hidden cistern, Travertine tiled flooring and coats hanging space.

The lounge is situated to the front, centred around a cosy cast iron log burner and large bay window overlooking the front driveway. The contemporary dining kitchen includes solid granite work surfaces and integrated appliances including stainless steel electric double oven, five ring induction hob and extractor, dishwasher, fridge and freezer. The kitchen feels bright and airy with two windows overlooking the rear gardens and the room has quality Travertine tiled flooring with solid wood butchers block style dining bar along with a feature wall having inset display shelving and a squared arch leading through to the dining room.



The dining room also looks over the private rear garden and has matching flooring to the kitchen and a connecting door through to the utility room which offers a range of base unit cupboards with additional sink, plumbing for a washing machine with tumble dryer space above and housing the Feroli combination gas central heating boiler and with a rear entrance door leading to the garden.

Leading off the hallway is a generous family room which also lends itself to use as a ground floor bedroom and with the ground floor WC situated just next door, this could accommodate a dependant relative.

Upstairs there is a generous gallery landing leading to the master bedroom which enjoys a range of fitted open fronted wardrobe, rails, drawers and shelving overlooking the front driveway and with a connecting door to the en-suite shower room. The en-suite enjoys a modern three piece suite with corner shower enclosure having a mixer shower, Travertine tiled flooring, shaver point, extractor fan and window.

Bedrooms two and three are both large double size rooms, each with Velux windows, bedroom four is a good sized single whilst the large family bathroom features a four piece suite with double shower enclosure, separate bath with central taps, WC and pedestal wash hand basin with Travertine tiled flooring, chrome heated towel radiator, extractor fan and Velux window.

The property occupies this quiet cul-de-sac location within the established part of the village where at the head of the cul-de-sac there is a small children's park and bowling green. The property has an extensive frontage with gravelled driveway, offering parking for approximately six to seven cars and this leads down the side and to a detached brick built single garage with up and over door. Gated access to the side leads in to a private and fully enclosed rear lawn garden with surrounding shrubs, mature apple trees and a garden store shelter situated off the back of the garage.

Good to know: The property has uPVC double glazing throughout. Gas centrally heated.

To find the property, head from Loughborough leaving the town on Nottingham Road passing the Brushworks, through Cotes and eventually reaching the village of Hoton. Upon the sharp left hand bend with the village of Hoton you should turn right on to Wymeswold Road and continue all the way until you reach the village of Wymeswold. Upon entering the village turn first left on to London Lane and next right on to Appleton Drive where the property is situated directly ahead as identified by the agent's For Sale board.



ENTRANCE 1.52m x 3.04m (5'0" x 10'0")

OPEN PLAN HALLWAY 3.72m x 5m (12'2" x 16'5")

GROUND FLOOR WC 1.17m x 2.02m (3'10" x 6'7")

LOUNGE 4.49m x 4.55m (14'8" x 14'11")

DINING KITCHEN 3.37m x 6.4m (11'1" x 21'0")

DINING ROOM 3.64m x 3.1m (11'11" x 10'2")

UTILITY ROOM 1.19m x 3.74m (3'11" x 12'4")

FAMILY ROOM/BEDROOM 4.14m x 4.82m (13'7" x 15'10")

FIRST FLOOR LANDING 2.54m x 4.84m (8'4" x 15'11")

MASTER BEDROOM 4.1m x 6.34m (13'6" x 20'10")

EN-SUITE SHOWER ROOM 1.82m x 2.49m (6'0" x 8'2")

BEDROOM TWO 3.61m x 5.71m (11'10" x 18'8")

BEDROOM THREE 3.59m x 4.37m (11'10" x 14'4")

BEDROOM FOUR 2.55m x 3.59m (8'5" x 11'10")

FAMILY BATHROOM 2.69m x 3.53m (8'10" x 11'7")





SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band D.

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

Ground Floor

Approx. 124.9 sq. metres (1344.6 sq. feet)

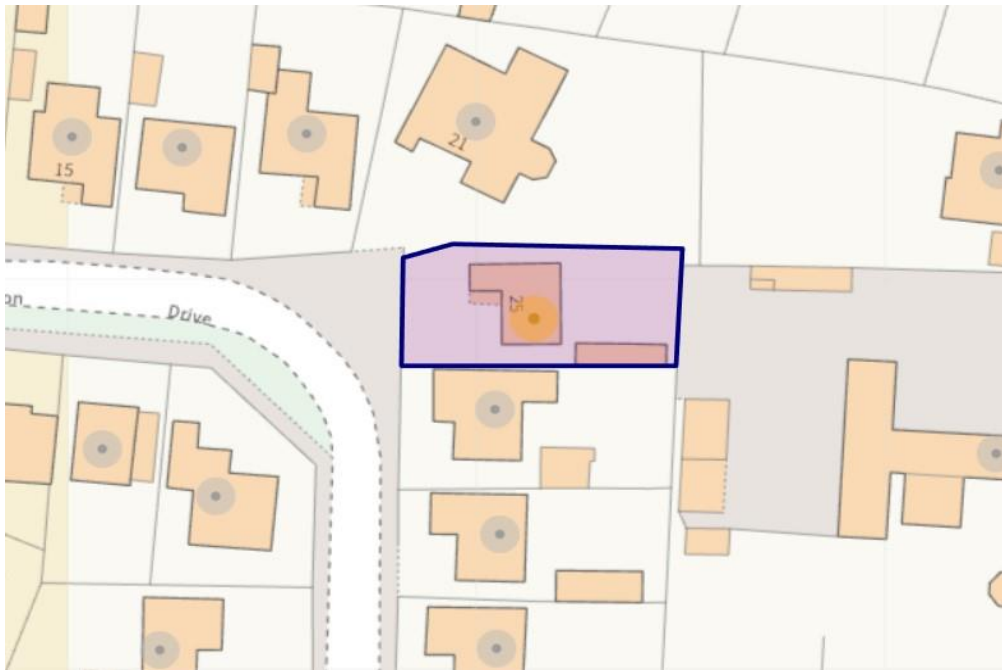


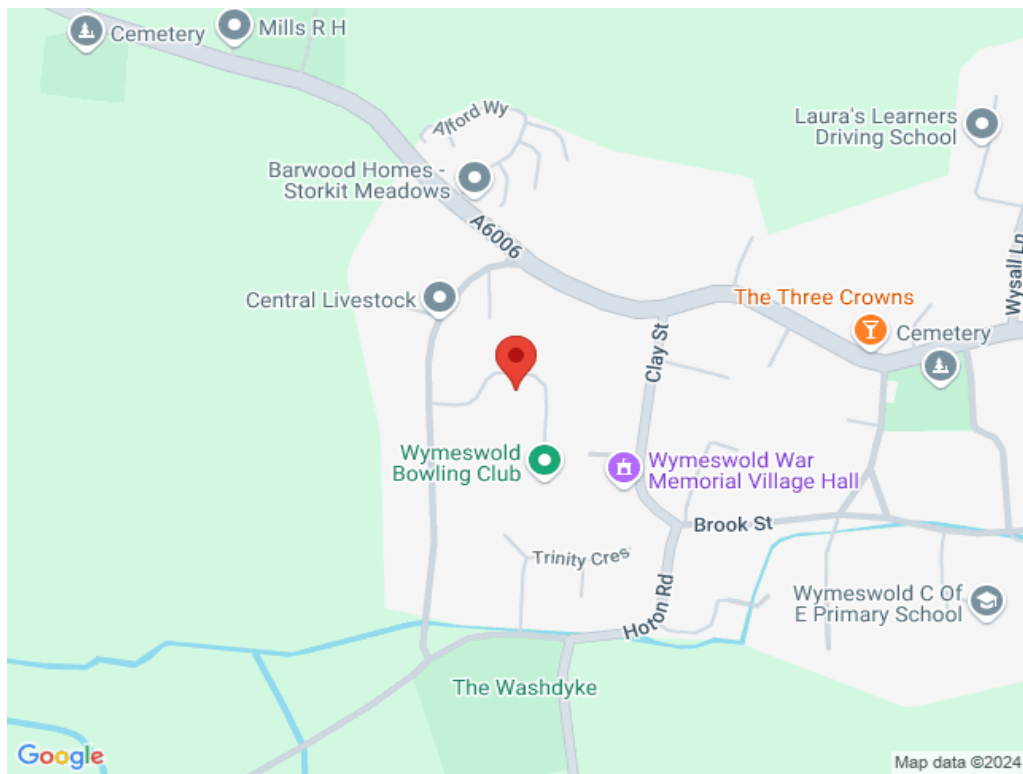
First Floor

Approx. 100.3 sq. metres (1079.9 sq. feet)



Total area: approx. 225.2 sq. metres (2424.5 sq. feet)





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