



Westfield Drive,
Loughborough



£380,000

- EXTENDED DETACHED HOME
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- EXTENDED DINING KITCHEN
- BI-FOLD DOORS TO GARDEN DECK
- GROUND FLOOR W.C.
- FREEHOLD
- EPC rating D



A surprisingly deceptive and impressive 1930s detached home featuring large mature gardens, internal original character and occupying this prime edge of town location.

The interior enjoys high ceilings original stripped pine panelled doors, stain glass entrance door/staircase window along with a rear kitchen extension with bi-fold doors leading out onto the sun deck ideal for some entertaining.

Enter through the good size hallway with oak veneer flooring, original balustrade staircase and a handy ground floor WC. leading off.

The bright and airy Lounge sits to the rear centred around a roaring open fireplace 1930s original tiling and solid oak surround, French doors leading to the garden and glazed door leading through to the family room.

The family room was once a single garage and this lends itself to use as a multipurpose room, e.g. children's playroom, hobby space or occasional fourth bedroom etc. The room features a high voltage ceiling with large Velux window range fitted full height storage cupboards and rear entrance door in the garden.

In addition to the lounge and the family room there is a third reception room utilised as a home office enjoying stripped wooden flooring and a large double bed window.



The extended dining kitchen enjoys views of the garden and has space for a dining table with the bi-fold doors leading onto the deck along with a corner feature gas powered, bowl style fireplace.

The bespoke fitted shaker style kitchen has solid granite surfaces a built-in stainless steel Neff electric double oven with five ring gas hob and extractor, additional utility type sink with plumbing for a washing machine, dishwasher plumbing and concealed space for a tumble dryer.

Upstairs there are three bedrooms (two double) with number one overlooking the mature gardens and having a contemporary vertical radiator. Bedroom two has the original 1930 style tiled fireplace and bedroom three is a good size single currently utilised as a dressing room with built-in wardrobes.

The landing has a walk-in style wardrobe with loft access having a pull down ladder whilst the bathroom completes the accommodation and features travertine tiling including a walk-in wet room style shower (mixer shower) vanity style sink, WC with hidden cistern, chrome heated towel radiator and a full size bath.

Outside the property has a front retaining wall beyond which lies a gravelled front garden providing parking for approximately three cars. The large mature rear gardens feature established border, shrubs, flowers and maturing trees and raised sun deck leading down onto the lower lawn. The deck includes a circular timber built hot tub which we have been informed by the present Vendor does require some maintenance for ongoing use but equally could double as a cold plunge experience!

Good to know; Property has a mixture of UPVC and timber framed windows throughout with the majority of leaves being double glazed along with the occasional original stain glass 1930 style window. Gas central heating powered by a Viessmann combination boiler located in the walk-in wardrobe on the landing. This is approximately seven years old.

To find the property; from the town centre proceeded on Ashby Road from Sainsbury's heading away from the town way should take the third turning left onto Rumore Road right onto Westfield Drive where the property sit situated approximately 3/4 the way along on the left hand side as identified by the Agents for sale board.



HALLWAY 3.24m x 1.68m (10'7" x 5'6")

GROUND FLOOR WC 1.25m x 1.09m (4'1" x 3'7")

SITTING ROOM/STUDY 3.64m x 3.04m (11'11" x 10'0")

LOUNGE 4.27m x 3.64m (14'0" x 11'11")

FAMILY ROOM/OCCASIONAL BEDROOM 4.79m x 2.85m (15'8" x 9'5")

DINING KITCHEN 4.07m x 2m (13'5" x 6'7")

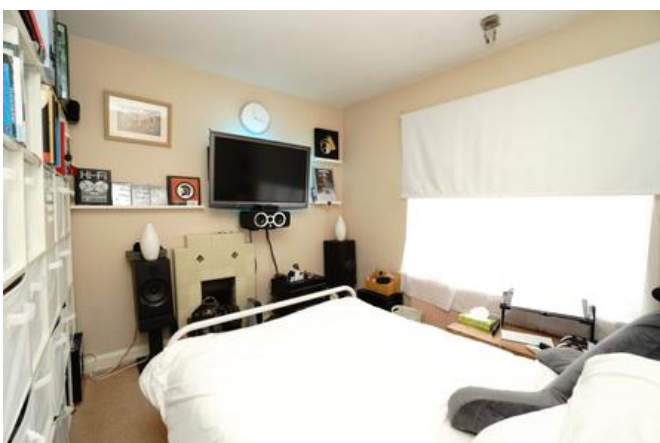
BEDROOM ONE 4.07m x 3.67m (13'5" x 12'0")

WALK IN WARDROBE 2.06m x 1.16m (6'10" x 3'10")

BEDROOM TWO 3.24m x 3.31m (10'7" x 10'11")

BEDROOM THREE 3.35m x 2m (11'0" x 6'7")

BATHROOM 4.07m x 2.08m (13'5" x 6'10")





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 E.

DISCLAIMER

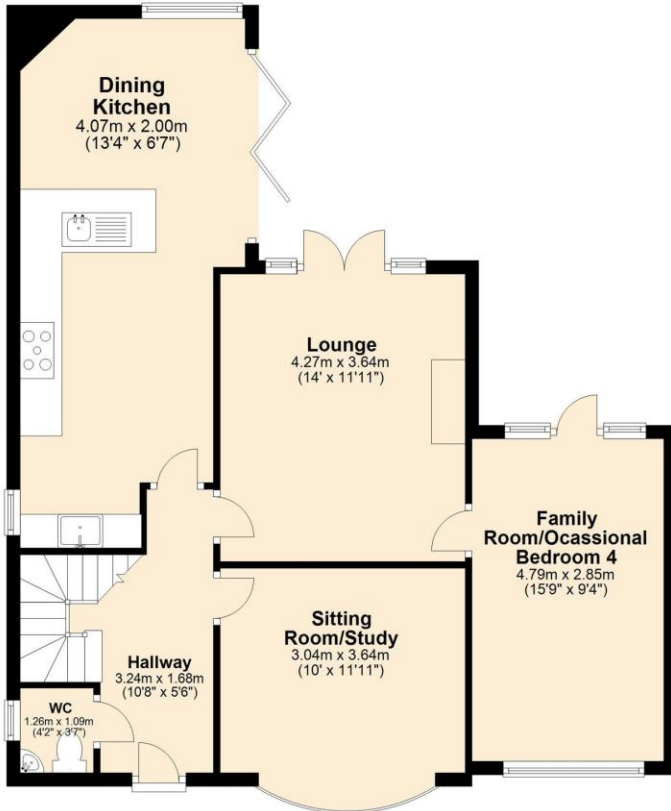
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

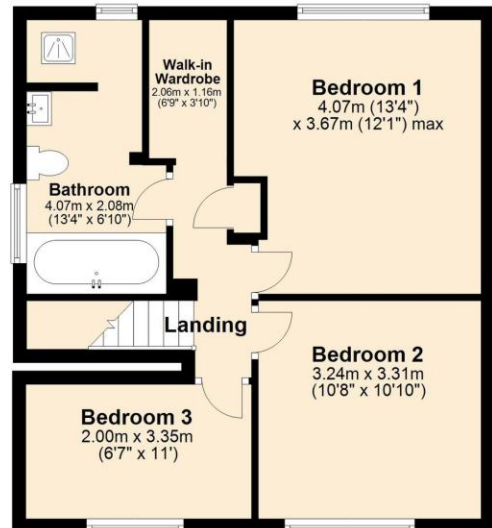
Ground Floor

Approx. 68.6 sq. metres (738.8 sq. feet)

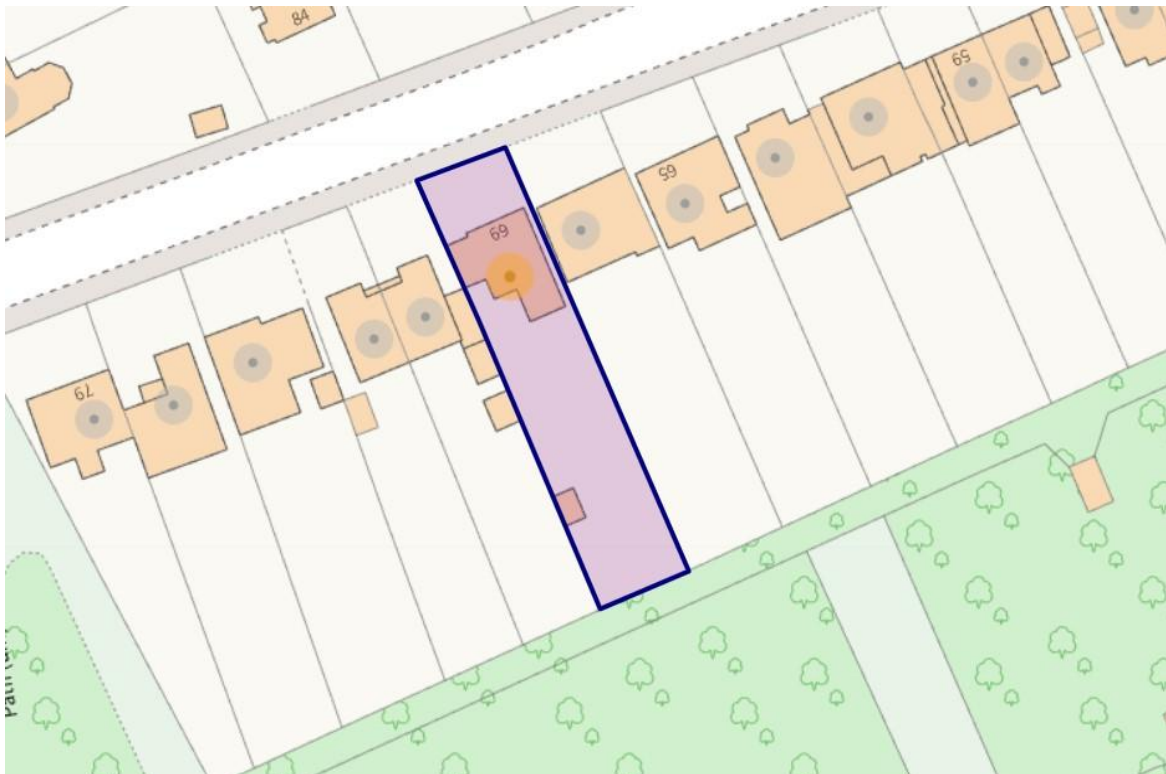


First Floor

Approx. 48.6 sq. metres (523.0 sq. feet)



Total area: approx. 117.2 sq. metres (1261.7 sq. feet)





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