



Wilstone Close,
Loughborough



£450,000

- EXTENDED DETACHED HOME
- INC. ONE BEDROOM ANNEX
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- VERSATILE ARRANGEMENT
- IDEAL FOR MULTI-GENERATIONAL LIVING
- FREEHOLD
- EPC rating D



If it's time to get an annex for Mum or Dad or you have a home-based business requiring separate rooms (beauty/hairstylist/photography etc) then this could be the opportunity for you!

The property will be of particular interest to the young and growing family, or two families coming together needing plenty of bedrooms and versatile space as the family grows and changes.

The well maintained and presented accommodation enjoys a pleasant 'flow' throughout featuring solid internal doors, three reception rooms plus the annex, a particularly private garden and this all makes for an exciting and rare opportunity.

Enter through the hallway with handy ground floor W.C. and solid oak staircase and leading into either the lounge or kitchen. The lounge sits to the front with its large box bay window, pleasant street scene along with a contemporary wall hung electric fireplace and connecting door into a sitting room or playroom etc. This room is adjacent to the kitchen with a connecting door and therefore could also be utilised as a dining area, there is a squared arch leading through to the extended family/dining room which has French doors leading out into a secondary courtyard style garden.

The beech style kitchen features quality Corian one piece work surfaces with large bowl sink and grooved drainer, integrated appliances including fridge freezer, stainless steel electric double ovens, five ring gas hob, extractor, and dishwasher.



The tiled flooring has underfloor heating, there are ceiling spotlights and a side pedestrian door leading into the carport and across to the garage.

In the main house upstairs, there are four bedrooms with the chance to create five if desired by the introduction of a stud wall. Three of the current four bedrooms are double size and the modern fully tiled four-piece bathroom includes a separate shower enclosure with mixer shower, tiled floor and heated towel radiator. Due to the nature of the extended accommodation, the space on the landing offers the opportunity to create a study landing ideal for those working from home or children's homework, etc!

The annex; this additional living space has been creatively designed to be entirely separate from the rest of the property yet with easy access obtained from the sitting room/playroom. It also offers the opportunity to create an external entry for a separate home-based business, Airbnb/rental etc.

There is an inner hallway which leads to a generous lounge having French doors leading out into the garden, archway through to a separate kitchen, double bedroom with fitted wardrobes and sliding door to a wet room style ensuite shower room with mobility seat and wall handles, etc.

The Small cul-de-sac location is just a short distance from Loughborough University, local primary and secondary schools, including the Ofsted outstanding Boothwood Primary, delightful walks in the nearby Garendon Park estate and major bus route around the corner serving the town centre and Leicester etc.

The property is set back from the road with the initial approach shared with just one neighbouring property with the driveway having enough parking for approximately four cars. This leads to a gated carport with car charging facility and detached brick built single garage having an up and over door, light, power and a rear workshop style extension with hot and cold water, washing machine connections and electrical sockets.

The property enjoys two separate garden areas the main laid to lawn and situated at the right-hand side enjoying surrounding borders shrubs and flowers a patio and log cabin style summer house with power sockets.

The second garden area is a paved courtyard, which is a pleasant area immediately outside the family room/dining room.



Good to know; The property has uPVC double glazing throughout. Gas central heating powered by a conventional gas boiler located in a kitchen cupboard with hot water tank in the landing airing cupboard. The annex has its own combination gas central heating boiler which also serves the radiator in the dining room/family room. The property has Virgin Media fibre connection currently.

To find the property, proceed from the town heading away from Sainsbury's on Ashby Road and to the university/Epinal Way roundabout. Continue ahead to the second set of traffic lights turning right onto Schofield Road, left at the mini-island onto old Ashby Road, right into Clowbridge Drive and next left where the property situated on the left on side as identified by the Agents for board.





ENTRANCE HALLWAY 3.27m x 2.32m (10'8" x 7'7")

LOUNGE 5.02m x 3.66m (16'6" x 12'0")

SITTING ROOM/PLAYROOM 3.49m x 2.51m (11'6" x 8'2")

FAMILY ROOM/DINING ROOM 4.76m x 3.29m (15'7" x 10'10")

KITCHEN 3.85m x 2.51m (12'7" x 8'2")

W.C. 1.78m x 0.82m (5'10" x 2'8")

BEDROOM ONE 4.53m x 2.53m (14'11" x 8'4")

BEDROOM TWO 3.5m x 2.81m (11'6" x 9'2")

BEDROOM THREE 5.51m x 2.37m (18'1" x 7'10")

BEDROOM FOUR 2.67m x 2.28m (8'10" x 7'6")

FAMILY BATHROOM 2m x 1.74m (6'7" x 5'8")

STUDY LANDING 3.53m x 1.13m (11'7" x 3'8")

ANNEX HALLWAY 3.94m x 1.69m (12'11" x 5'6")

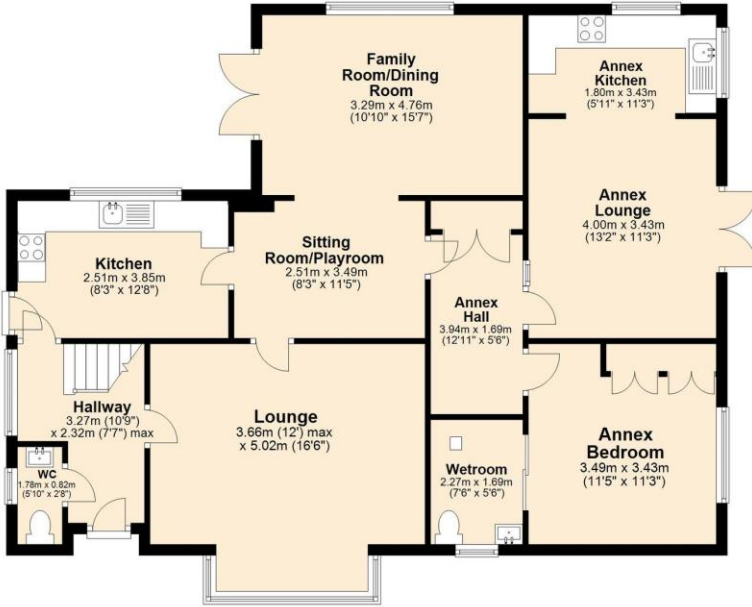
ANNEX LOUNGE 4m x 3.43m (13'1" x 11'4")

ANNEX KITCHEN 3.43m x 1.8m (11'4" x 5'11")

ANNEX BEDROOM 3.49m x 3.43m (11'6" x 11'4")

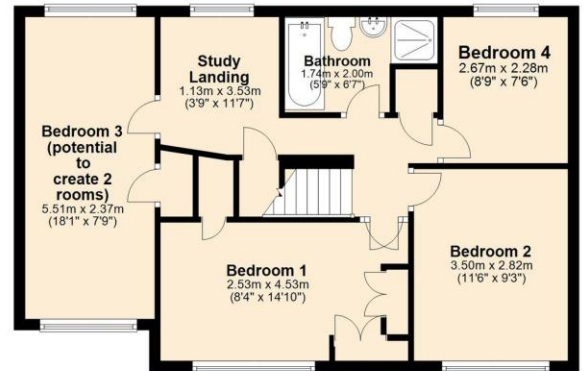
Ground Floor

Approx. 108.1 sq. metres (1164.0 sq. feet)

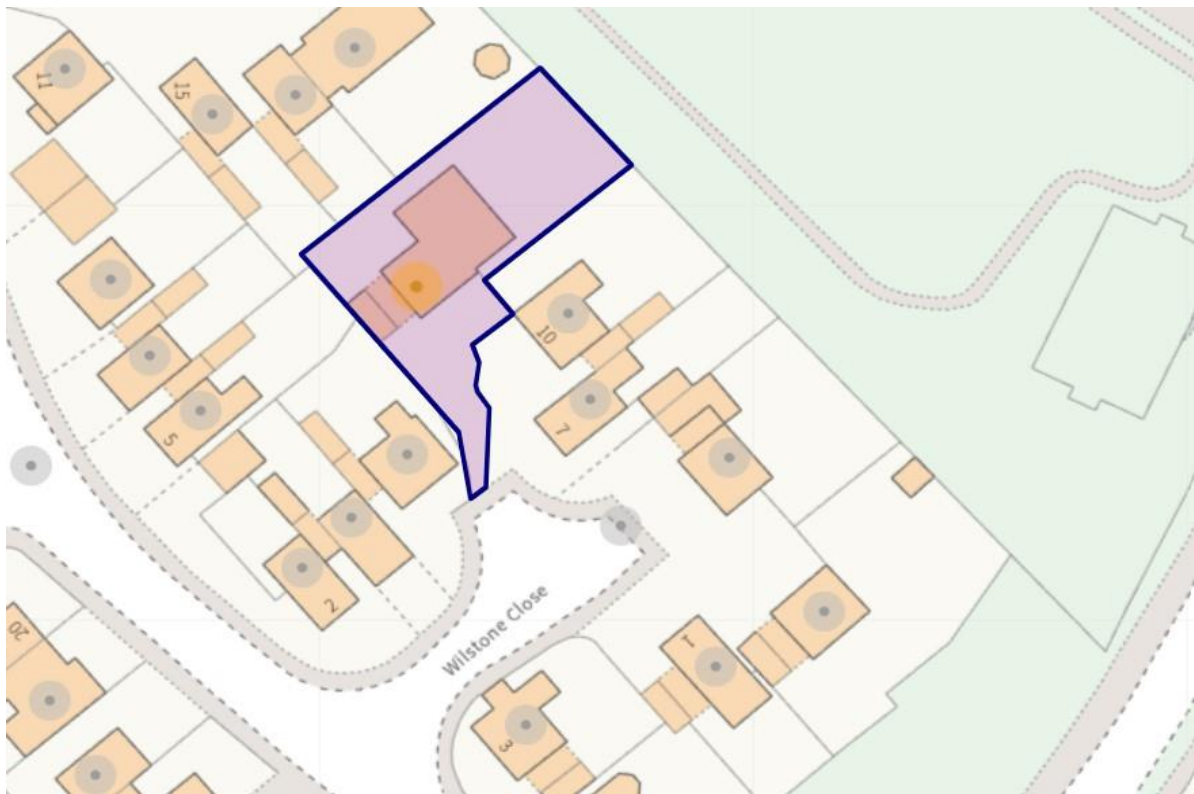


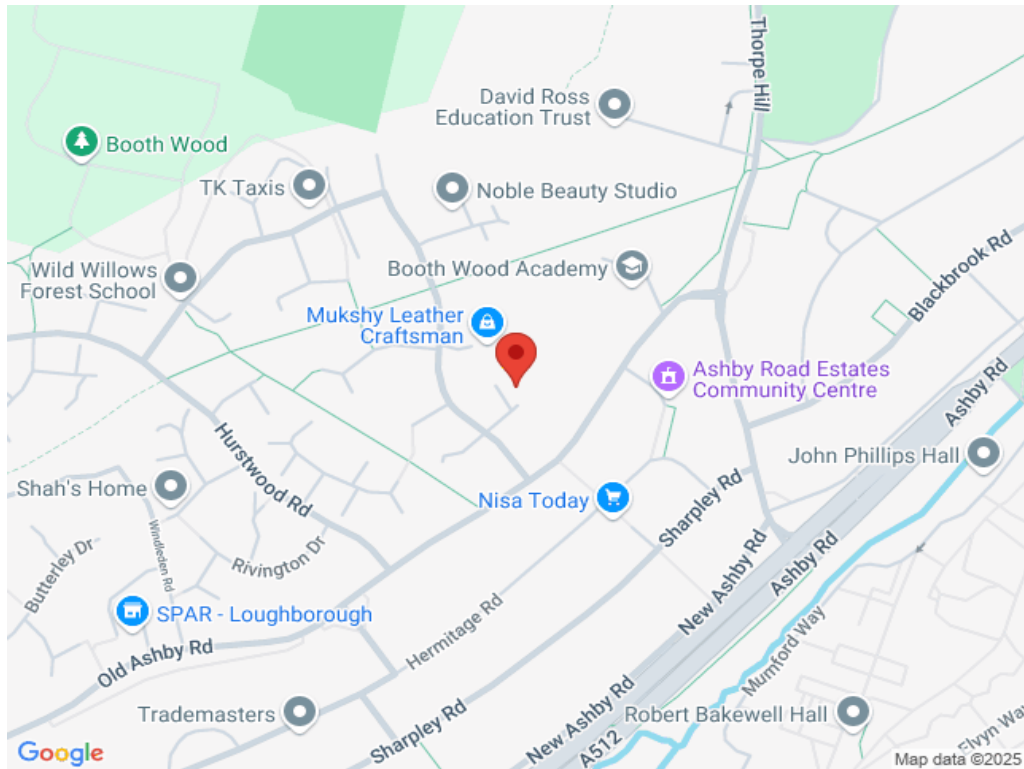
First Floor

Approx. 59.7 sq. metres (642.8 sq. feet)



Total area: approx. 167.9 sq. metres (1806.7 sq. feet)





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