



Woodlands Drive, Loughborough



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£260,000

- THREE BEDROOM SEMI
- EXTENDED ACCOMMODATION
- FULL WIDTH KITCHEN DINER
- GARDEN ROOM
- PROFESSIONALLY REDECORATED
- GOOD SIZE GARDEN
- FREEHOLD
- EPC rating D



This deceptive three bedroom period semi detached house has a benefit of a rear extension providing a spacious garden room with an impressive garden dimensionally which faces close to due south.

Fully double glazed and gas centrally heated, there are some lovely features in particular the contemporary period style radiators, whilst decoratively the property has benefitted from professional decoration recently.

Initially on entry, is a porch accessed via a double glazed door with original internal door leading in to the hallway. The hall is decorated in smart neutral beige tone with feature radiator, beneath the stairs is storage and modern electric consumer unit with metal casing.

A glazed door leads to the lounge which has as its focal point a fireplace then the bay window has anthracite grey radiator beneath, the flooring is timber patterned laminate. Glazed sliding doors lead through to the full width kitchen diner and is yet another feature of the property.

To the kitchen section, there are modern storage units in a gloss grey finish with contrasting brushed metal handles, integrated appliances include a four ring Smeg gas hob with Zanussi electric oven beneath, dishwasher and plumbing for a washing machine. A breakfast bar combines into the dining section with then double glazed doors through to the garden room.



The garden room has a pitched poly carbonate roof, rear and side elevation double glazed windows with double doors out to a paved patio.

At first floor, there are three bedrooms, two doubles and a nicely sized third. The main bedroom is to the front and is well presented with original picture rail. The second double is to the rear with a built in cupboard whilst bedroom three is also south facing with views over the garden.

The bathroom is contemporary with encaustic style splashback tiling, mains shower over the bath with a choice of rainhead or handheld shower fittings, circular wash hand basin with offset mixer tap and there is a low level WC.

To the outside, the property has a paved fore garden and therefore parking for two vehicles side by side. At the rear there's the aforementioned paving adjacent to the garden room and a paved path leads to the rear along the left hand side and the garden is mainly laid to lawn with a mixture of natural hedge and timber fencing enclosing.

Woodlands Drive has proximity to the town centre and the University along with some sub-centre amenities including Tesco supermarket.



PORCH 1.69m x 0.37m (5'6" x 1'2")

HALL 3.32m x 1.66m (10'11" x 5'5")

LOUNGE 4.19m x 3.15m (13'8" x 10'4")

KITCHEN DINER 4.93m x 4.65m (Narrowing to 3.63) (16'2" x 15'4")

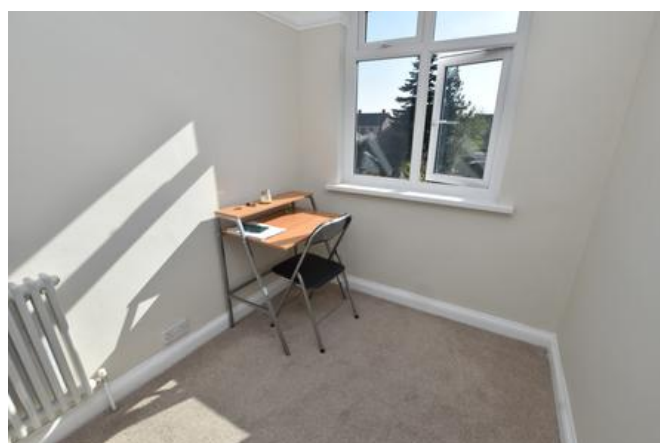
GARDEN ROOM 4.73m x 2.79m (15'6" x 9'2")

BEDROOM ONE 3.68m x 3.15m (12'1" x 10'4")

BEDROOM TWO 3.66m x 2.93m (12'0" x 9'7")

BEDROOM THREE 2.68m x 1.97m (8'10" x 6'6")

BATHROOM 1.67m x 1.69m (5'6" x 5'6")





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 C.

DISCLAIMER

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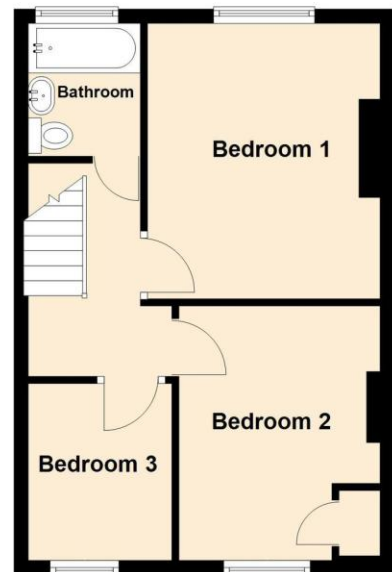
Ground Floor

Approx. 53.5 sq. metres (575.4 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.8 sq. feet)



Total area: approx. 91.0 sq. metres (979.2 sq. feet)





Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk