



Wilstone Close, Loughborough



£275,000

- THREE BEDROOM DETACHED
- DECEPTIVE ACCOMMODATION
- FULLY DOUBLE GLAZED
- GAS CENTRAL HEATING
- FULL WIDTH MAIN BEDROOM
- FULL WIDTH KITCHEN DINER
- FREEHOLD
- EPC rating D



Close to Boothwood Primary school, this nicely presented modern three bedroom detached house has a design that boasts both a full width main bedroom and full width kitchen diner, fully double glazed and gas centrally heated via a combination boiler. The property occupies a cul-de-sac location with a long driveway providing ample parking along with a detached single garage.

Initially on entry, via a double glazed door is a hallway with modern radiator, double electrical socket and access to a refitted WC with wash hand basin and cupboard beneath.

The lounge has a focal point of real flame effect gas fire and an attractive box bay window with deep sill. A glazed door through to the aforementioned kitchen diner which has integrated appliances including a four ring gas hob with electric oven beneath and Neff extractor hood above. Plumbing for washing machine and space for fridge freezer, integrated dishwasher. To the dining section, access to the garden via a double glazed door making for a light, bright and airy space. The under stairs cupboard is useful for storage.

At first floor, there is a digital central heating control and a cupboard over the stairs housing the combination boiler along with extra storage space.



The main bedroom is to the front and has two double glazed windows facing south and special reference should be made to the floorplan to fully appreciate the size of the main bedroom.

Bedroom two is at the rear and is a clear double whilst the third bedroom adjacent is also a good size for a modern residence.

The bathroom has been refitted and has a 'P' shaped bath with mains shower over, a wash hand basin with double cupboard beneath and a hidden cistern WC.

To the outside, the front garden is mainly laid to lawn with mature tree and shrubs. The driveway continues to the left hand elevation with a covered car port linking up with the garage. At the rear there is a paved patio with a single step up to a second section of paving. At the very bottom of the garden a lawned section which is fenced off with picket fencing and there is also space behind the garage.

The design, shape and location will suit a number of types of buyers, the property is sold with no upward chain. The property is a fantastic three bedroom detached home, situated in a quiet sought after area of Loughborough, away from the main road traffic, yet with easy access to the M1 and beyond. It is very close to Loughborough University and offers convenient access to the town centre with excellent transport links. Booth Wood is readily accessible, as is the primary school of the same name along with Charnwood College and De-Lisle Secondary schools, again making this home ideal for families.

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.

The property is a fantastic three-bedroom detached home, situated in a quiet sought-after area of Loughborough, away from main road traffic, yet with easy access to the M1 and beyond. It is very close to the university and offers convenient access to the town centre with excellent transport links. Booth Wood is readily accessible, as is the primary school of the same name, as well as Charnwood and De Lisle Colleges, again making this home ideal for families.

LOUNGE 5.04m x 3.55m (Narrowing to 2.51) (16'6" x 11'7")

KITCHEN DINER 4.47m x 3.63m (14'8" x 11'11")

GROUND FLOOR WC 1.52m x 0.76m (5'0" x 2'6")

BEDROOM ONE 4.52m x 3.42m (Narrowing to 2.57) (14'10" x 11'2")

BEDROOM TWO 3.7m x 2.66m (12'1" x 8'8")

BEDROOM THREE 2.73m x 1.69m (9'0" x 5'6")

BATHROOM 2.6m x 1.6m (8'6" x 5'2")





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

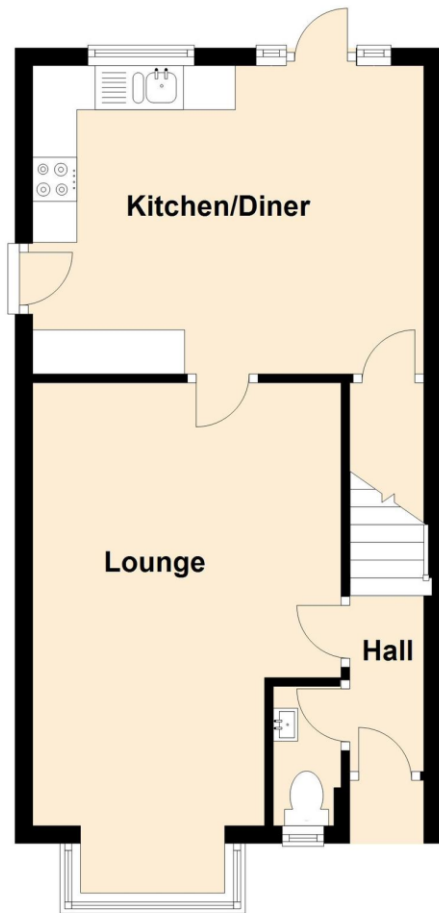
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

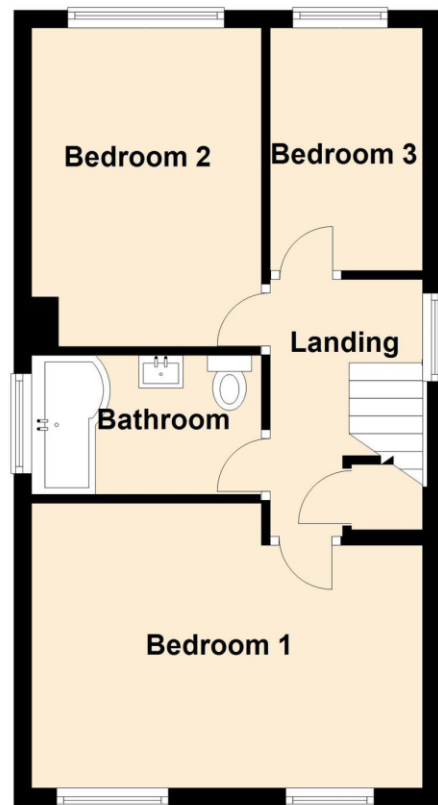
Ground Floor

Approx. 38.8 sq. metres (417.9 sq. feet)

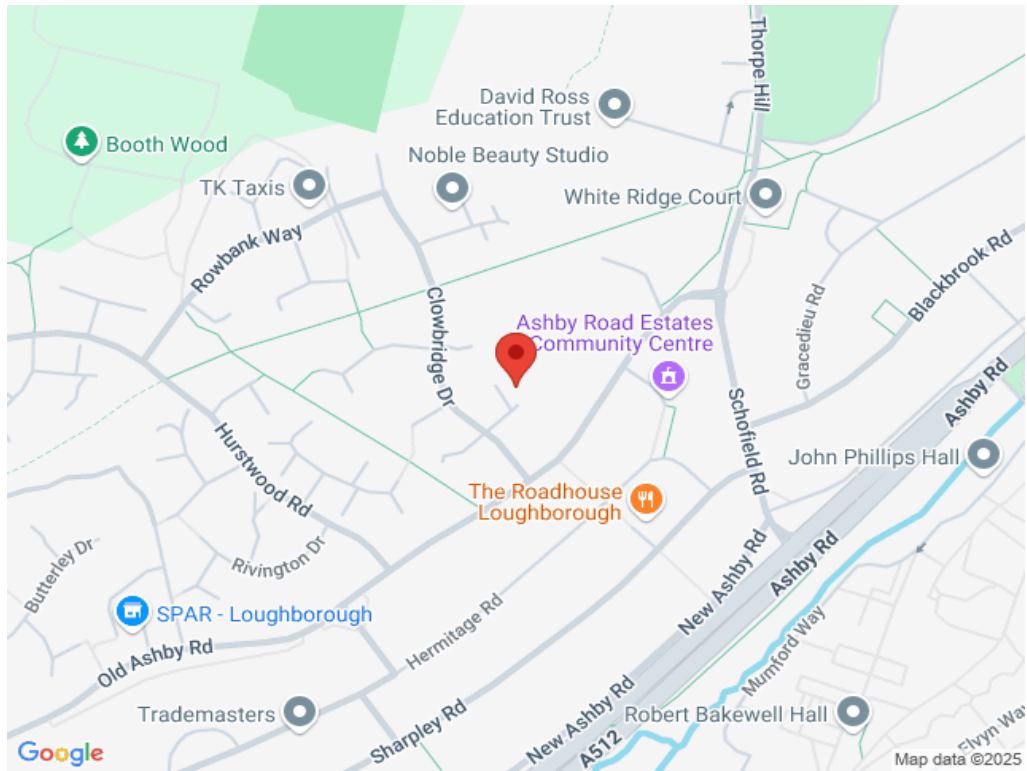


First Floor

Approx. 38.2 sq. metres (411.2 sq. feet)



Total area: approx. 77.0 sq. metres (829.0 sq. feet)



Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk