



Wheatland Drive,
Loughborough



£265,000

- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- REAR CONSERRVATORY
- GAS CENTRALLY HEATED
- DOUBLE GLAZED
- FULL WIDTH LOUNGE
- FREEHOLD
- EPC rating E



With a generous rear conservatory, the total accommodation is approximately 875 square feet and has two double bedrooms along with a full width lounge which can easily accommodate larger furniture and is in excess of six metres in width.

Wheatland Drive itself is a quiet backwater situated off Leicester Road and the bungalow is at the far end of the road.

Fully double glazed and gas centrally heated, the layout comprises of a porch with an 'L' shaped hallway, the aforementioned full width lounge with dual aspect having both front elevation bay window and side elevation window and a gas fire as its focal point to the room.

The kitchen is also well lit having a side access door, rear elevation window. A built in four ring gas hob by Bosch with extractor hood above and electric oven beneath, plumbing for a washing machine. The conservatory has its own radiator, a pitched poly carbonate roof with double doors out to the garden.

The main bedroom is adjacent to the kitchen and has views in to the conservatory. The second double bedroom has a side elevation window and neutral decor. The shower room has a two piece suite comprising of a shower cubicle with Mira shower within and a large bowl wash hand basin, the room has full tiling to the walls. The WC is separate and adjacent.



Outside at the front, the herringbone patterned block paved driveway provides off road parking, this continues along to the side via metal gates. The fore garden has mature shrubs with low level walling fronting the pavement. At the rear there's a paved patio with a side paved path leading to a rear patio section, a central area of lawn with mature borders enclosing. The garden has timber fencing with concrete base and post to most elevations, some of which has upper trellis work.

A nice quiet setting for this two bedroom detached bungalow, the property is sold with no upward chain.

To find the property, from Loughborough town centre proceed south along the A6 Leicester Road passing the Grammar school, continue ahead through the traffic lights turning right into Wheatland Drive, follow the road to its full extent passing Avon Vale Road and Croome Close, the property is situated on the right and identified by the agent's 'For Sale' board.

PORCH

HALL

LOUNGE 6.13m x 3.34m (20'1" x 11'0")

KITCHEN 3.82m x 2.84m (12'6" x 9'4")

CONSERVATORY 4.5m x 2.8m (14'10" x 9'2")

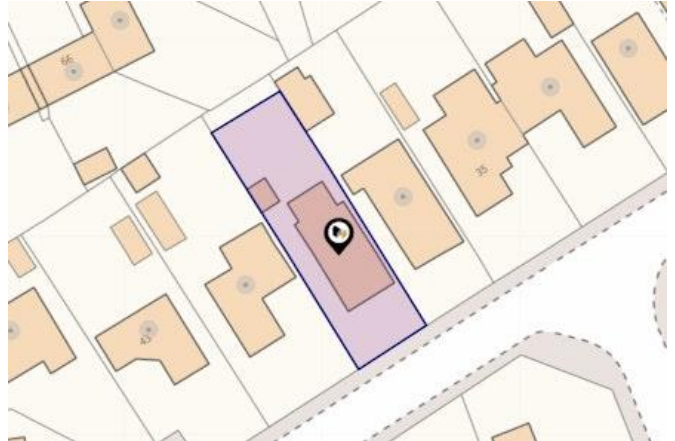
BEDROOM ONE 4.16m x 3.2m (13'7" x 10'6")

BEDROOM TWO 3.3m x 3.2m (10'10" x 10'6")

SHOWER ROOM 1.72m x 1.57m (5'7" x 5'2")

SEPARATE WC 1.72m x 0.86m (5'7" x 2'10")





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 C.

DISCLAIMER

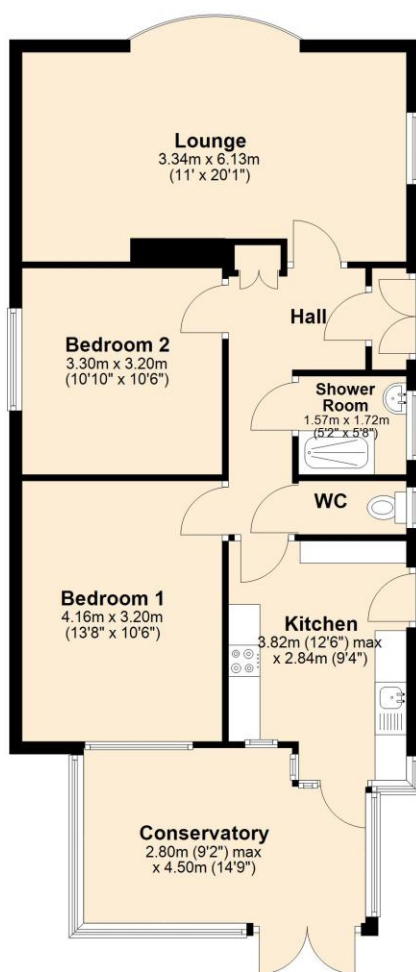
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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. 81.3 sq. metres (874.8 sq. feet)



Total area: approx. 81.3 sq. metres (874.8 sq. feet)



Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk