



6 Wilstone Close, Loughborough

£340,000 Freehold

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The property initially opens into an inviting hallway, with intruder alarm, which provides access to the generous ground floor accommodation, consisting of the kitchen, two reception rooms, a conservatory and the W.C. The kitchen is spacious, with fittings forming an L-shape, and an additional strut to provide further counter space.

A built-in Stove-brand oven with gas hob provides a clean aesthetic, whilst the provision of an integrated dishwasher, washing machine and fridge ensure that functionality has not been compromised.

Onwards from the kitchen lies the lounge and separate dining room, with a glazed partition separating the two. Both rooms are sizeable, and are ideal for hosting friends and family. The lounge in particular is flooded with light courtesy of the large front-facing bay window, whilst the dining room is served by patio doors opening into the fully-glazed conservatory. The ground floor is completed by the handy downstairs W.C., which is sited within the entrance hall.

The upper floor of this stellar home consists of four large bedrooms, three of which are capable of housing double beds, whilst the fourth is a handy single room. A tastefully-fitted separate family bathroom serves the accommodation.

Externally, the property benefits from mature gardens to the front and rear, the rear being south facing and therefore enjoying the sun all day long. In addition, a fabulous multi-car driveway to the front with room for two large vehicles, and a garage to the rear. This home truly has it all!

Wilstone Close is well positioned, on a quiet cul-de-sac away from main road traffic, yet with easy access to the M1 and beyond. 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.

Council Tax band: D

Tenure: Freehold

Loughborough is a lively town housing a wide range of shopping facilities, numerous cafes, and, a world-renowned university and schooling of all grades. Loughborough is well placed for commuters, with a well-serviced rail network, immediate access to the M1 providing fast access North and South, and the surrounding cities of Leicester, Derby and Nottingham are all within easy commuting distance.

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office to arrange your viewing.

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Hallway

Lounge

11' 7" x 16' 5" (3.52m x 5.00m)

Kitchen

8' 1" x 12' 8" (2.47m x 3.87m)

Dining Room

8' 2" x 11' 4" (2.50m x 3.45m)

Conservatory

8' 0" x 10' 2" (2.44m x 3.09m)

W.C.

Landing

Bedroom One

8' 6" x 14' 6" (2.60m x 4.41m)

Bedroom Two

11' 7" x 9' 9" (3.54m x 2.96m)

Bedroom Three

8' 6" x 7' 9" (2.58m x 2.37m)

Bedroom Four

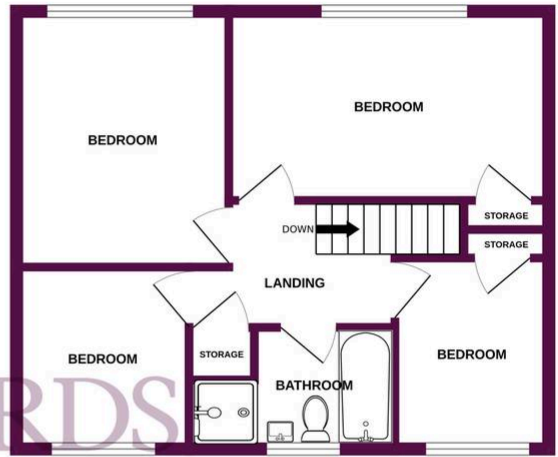
8' 7" x 7' 0" (2.61m x 2.13m)

Bathroom

GROUND FLOOR
569 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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