

# Wilton Avenue

Loughborough, LE11 2AS

John   
German





# Wilton Avenue

Loughborough, LE11 2AS

Guide Price £335,000

Positioned conveniently for the amenities of this popular university town, this well presented property offers spacious family living, benefiting from an en suite, off road parking, garage and rear garden.

Located just a short distance from the town centre, this spacious family home presents a fantastic opportunity, boasting generous accommodation along with four very well-proportioned bedrooms.

Set back from the road, the property has a tarmac driveway offering off road parking, along with an adjacent lawned front garden having planted borders.

The front door opens to a useful reception porch, providing a space for coats and shoes with access through to the lounge.

Having a large double glazed window to the front aspect, the lounge is an inviting reception space, with stairs rising to the first floor and a feature fireplace with brick surround.

Continuing through, the dining area has a double glazed patio door giving views out over the rear garden, with a door opening through to the kitchen.

The kitchen is smartly presented and offers extensive eye and base level storage units with work surface over. There are integrated appliances including an oven, microwave and electric hob, with further appliance space for a dishwasher, with the stainless steel sink and drainer unit positioned beneath one of the two windows to the rear aspect.

There are also two useful storage/pantry cupboards, and access to the rear porch.

The covered rear porch has doors to both a downstairs WC – ideal for when you're out in the garden! And also access to the garage, with light and electric points, as well as an up and over door to the front.

Upstairs, the landing gives access to the four bedrooms, and family bathroom.

Bedroom one is a large double, benefiting from the extension over the garage having two double glazed windows, ample space for freestanding storage and access to the generous en suite shower room with enclosed shower cubicle, WC, vanity hand wash basin and heated towel rail.

Bedrooms two and three are also both doubles, having the benefit of integrated storage.

Bedroom four is currently utilised as a study – providing an ideal space for home working if required.

Completing the first floor accommodation is the family bathroom, part tiled and having a white suite with panelled bath and shower over, WC, hand wash basin and heated towel rail.

Externally, the property enjoys a well maintained and landscaped rear garden, with a low wall separating the patio from the lawn, which has borders hosting a variety of plants and shrubs.

Note: There are covenants appertaining to this property, a copy of the land registry is available on request

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Charnwood Borough Council / Tax Band E

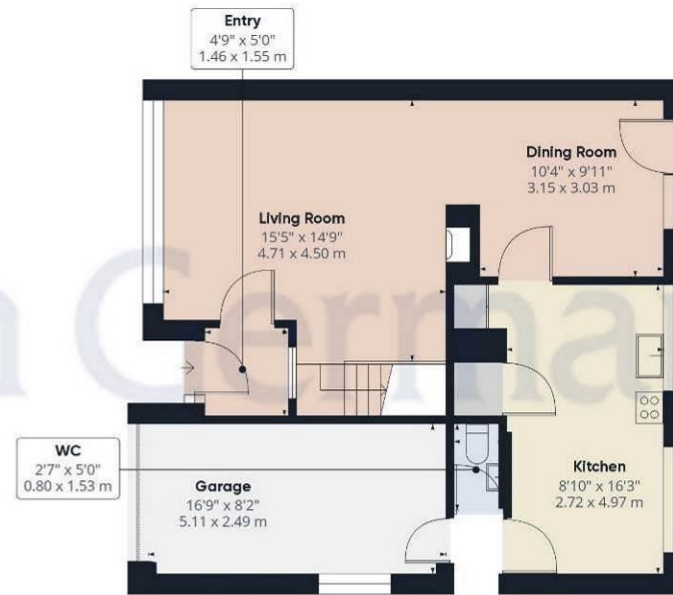
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA26022024

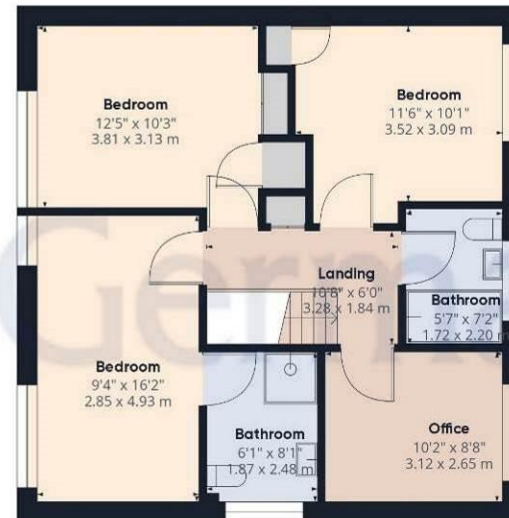
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1356.91 ft<sup>2</sup>

126.06 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



John German

3-5 Bedford Square, Loughborough, Leicestershire, LE11 2TP

01509 239121

[loughborough@johngerman.co.uk](mailto:loughborough@johngerman.co.uk)

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

[JohnGerman.co.uk](http://JohnGerman.co.uk) Sales and Lettings Agent



