



Woodlands Drive, Loughborough

welcome to

Woodlands Drive, Loughborough

Located on the Forest Side of Loughborough, a three-bedroom semi-detached home offering two reception rooms, conservatory, separate kitchen, first-floor shower room, generous rear garden, and driveway parking. Full of potential and perfect for modernisation.

Entrance

A welcoming entrance hall providing access to the ground floor living areas and staircase to the first floor.

Living Room

12' 6" x 10' 6" (3.81m x 3.20m)

The front reception room features a traditional bay window to the front, gas fireplace, carpeted flooring and a radiator.

Dining Room

12' 6" x 10' 6" (3.81m x 3.20m)

A versatile second reception room, carpeted flooring, a radiator and complete with fireplace and door leading to the conservatory.

Conservatory

10' 6" x 8' 6" (3.20m x 2.59m)

A useful additional living space overlooking the garden, with a door providing direct outdoor access. Perfect as a sunroom, playroom, or hobby area.

Kitchen

13' 11" x 7' 10" (4.24m x 2.39m)

A practical galley-style kitchen with fitted units, sink and drainer, worktops, and ample appliance space. Two windows provide natural light, with a side door giving access to the garden.

Ground Floor Wc

A convenient downstairs toilet with WC and wash basin

Bedroom One

12' 6" x 10' 6" (3.81m x 3.20m)

A double bedroom with a bay window to the front, carpeted flooring and a radiator.

Bedroom Two

12' 6" x 10' 6" (3.81m x 3.20m)

A double bedroom with windows overlooking the rear garden, carpeted flooring and a radiator.

Bedroom Three

8' 6" x 7' 3" (2.59m x 2.21m)

Bedroom three offers carpeted flooring, a radiator and a window to the front.

Shower Room

Fitted with a corner shower unit, wash basin, and WC, with tiled walls, heated towel rail, vinyl flooring and spotlights.

Outside

A standout feature — long, mature, and well-sized rear garden offering excellent outdoor space for families, gardening enthusiasts, or those looking to extend. Includes lawned areas and established borders. To the front the property benefits from driveway parking with low-maintenance frontage leading to the main entrance.





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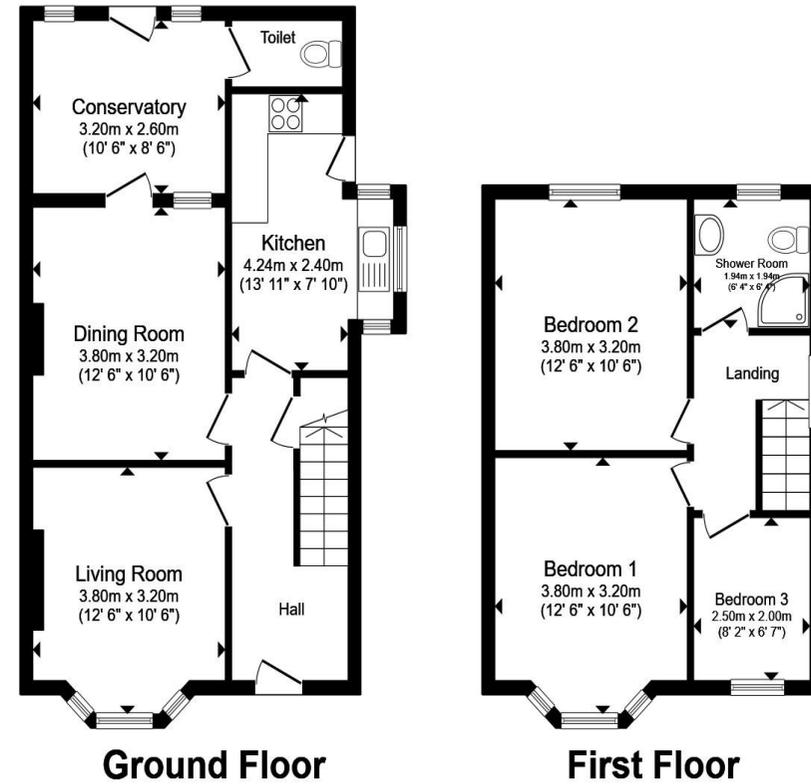
Woodlands Drive, Loughborough

- No upward chain
- Spacious three-bedroom semi-detached home
- Two reception rooms
- Excellent renovation and modernisation potential
- Conservatory overlooking the rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£210,000



Ground Floor

First Floor

Total floor area 92.3 m² (994 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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