



1 Windlass Close, Loughborough - LE11 1TB

£235,000 Freehold

Approximately 927 Square Feet · Spacious Modern kitchen Diner with integrated appliances · Master Bedroom with Ensuite and Built in Wardrobe · Full Width Lounge · Canalside location · Ground Floor WC · Low maintenance Rear Garden · Off-road parking (full allocation to be confirmed) · Proximity to Railway Station · End of Row Semi-detached House

Kitchen / diner

16' 10" x 12' 9" (5.12m x 3.89m)

Wc

7' 1" x 3' 3" (2.17m x 0.99m)

Lounge

15' 8" x 12' 10" (4.77m x 3.90m)

Bedroom 1

13' 8" x 8' 4" (4.17m x 2.53m)

En-suite

Bedroom 2

11' 0" x 7' 7" (3.35m x 2.31m)

Bedroom 3

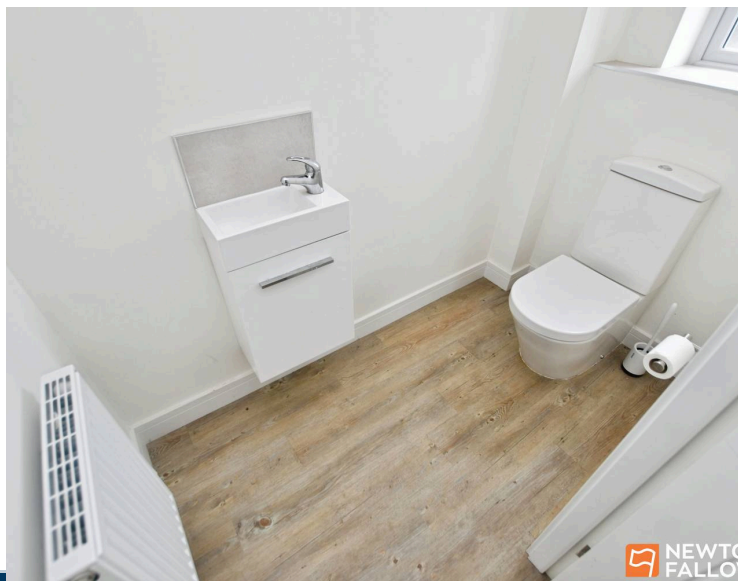
12' 10" x 5' 7" (3.90m x 1.69m)

Bathroom

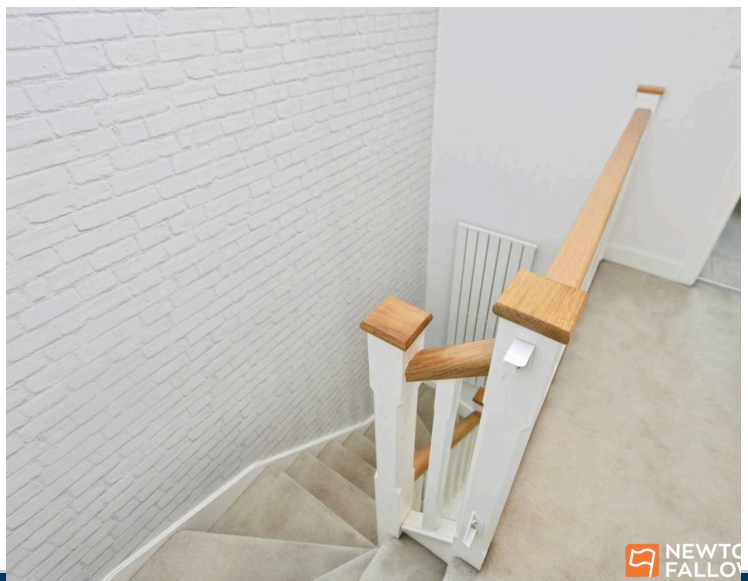
7' 9" x 6' 6" (2.37m x 1.98m)



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Approaching 930 sq. ft., this modern three-bedroom end-of-row semi-detached house is ideal for first-time buyers or a growing family. Presented in neutral tones throughout, the property is well equipped with appliances, including a slimline AEG dishwasher, AEG four-ring gas hob, AEG electric oven, side-by-side fridge freezer and built-in AEG washing machine.

The property enjoys a pleasant location close to the canal, with the towpath providing access towards the railway station. Open fields can also be found opposite. Upon entry, the kitchen diner features luxury vinyl flooring and a comprehensive range of high-gloss grey storage cupboards at both base and eye level. One of the cupboards discreetly houses the Worcester combination gas central heating boiler. There is also a useful under-stairs cupboard, while the ground-floor WC includes storage beneath the wash hand basin and a dual-flush toilet. Impressively, the lounge spans the full width of the property and benefits from double doors opening onto the garden, as well as a rear-elevation window, creating a particularly light, bright and airy space. The timber-effect luxury vinyl flooring continues through from the kitchen diner.

On the first floor, the main bedroom is positioned to the rear and benefits from a three-piece en suite. The second bedroom is located to the front, with views towards the canal. Bedroom three broadens out, and special reference should be made to the floor plan to fully appreciate its size. Completing the first-floor accommodation is the three-piece family bathroom, fitted with a shower over the P-shaped bath and a curved screen.

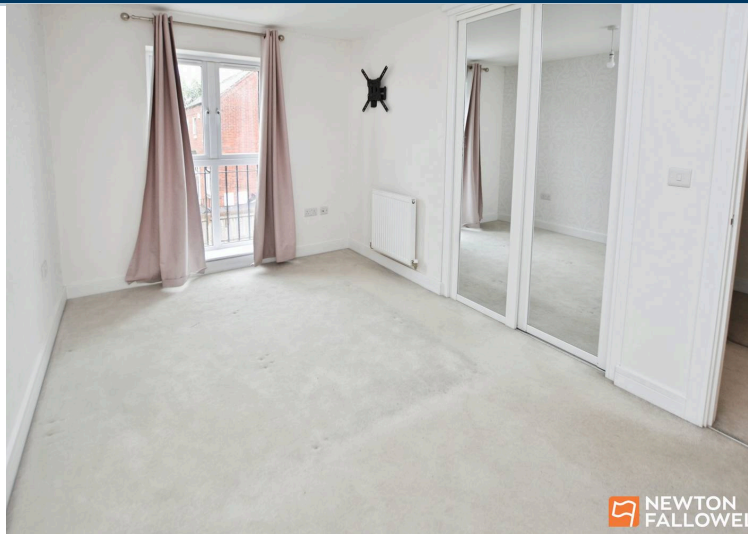
Outside, to the front, block-paved paths lead to the pitched-roof entrance porch. The rear garden is designed for low maintenance, being paved and fully enclosed by timber fencing. There is also an external double electrical socket and a side-entry gate.

We understand the property has two allocated off-road parking spaces, believed to be block paved and positioned canal-side; this is to be confirmed. The property is offered for sale with no upward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B



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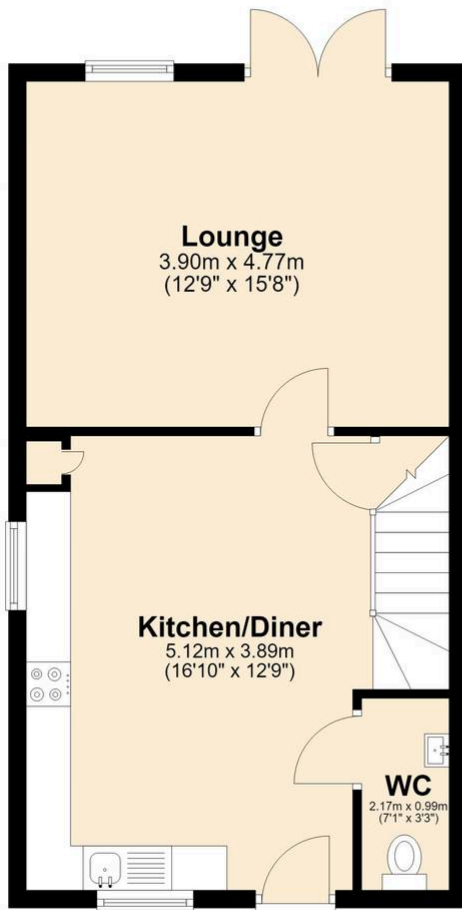


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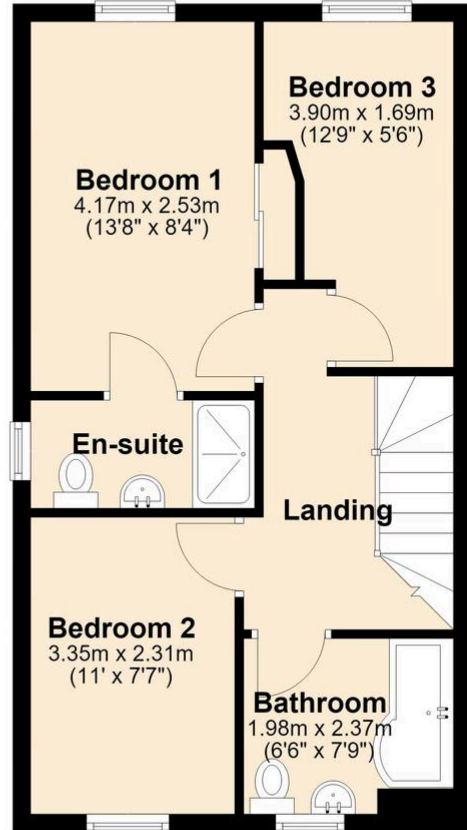
Ground Floor

Approx. 43.5 sq. metres (468.7 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.2 sq. feet)



Total area: approx. 86.2 sq. metres (927.9 sq. feet)