



**Whaddon Drive, Loughborough**

**welcome to**

## **Whaddon Drive, Loughborough**

Offered for sale with NO ONWARD CHAIN and boasting accommodation totalling over 1,000sq ft is this two/three bedroom detached dormer bungalow occupying a prominent position within this highly regarded residential location. MUST BE VIEWED TO BE FULLY APPRECIATED.

### **Entrance**

Entrance to the property is via a upvc double glazed front door into the entrance hallway. The entrance hallway has doors to all rooms, two storage cupboards and a radiator.

### **Lounge**

13' 8" x 12' 9" ( 4.17m x 3.89m )  
The lounge has wooden flooring, cornice slate fireplace, coving to the ceiling and a radiator.

### **Dining Room**

11' x 11' ( 3.35m x 3.35m )  
The dining room has single glazed windows, door to the rear garden, vinyl flooring and a radiator.

### **Kitchen**

14' 5" x 9' 3" ( 4.39m x 2.82m )  
The kitchen is fitted with a range of base and wall mounted units, plumbing for a washing machine, gas hob and oven, space for a fridge freezer, vinyl flooring, a radiator and a upvc double glazed window to the rear extension.

### **Bedroom One**

11' 4" x 10' 7" ( 3.45m x 3.23m )  
Bedroom one has built in wardrobes, laminate flooring, a radiator and a upvc double glazed window to the front elevation.

10' 9" x 9' 6" ( 3.28m x 2.90m )

Bedroom two has carpeted flooring, built in wardrobe, a radiator and a upvc double glazed window to the side elevation.

### **Bedroom Three**

11' 1" x 22' 5" ( 3.38m x 6.83m )

Bedroom three has stairs rising to the first floor, a upvc double glazed window to the rear elevation, carpeted flooring, storage in the eaves, storage cupboard with shelving, sliding door providing access to eaves and two radiators.

### **Bathroom**

The bathroom has vinyl flooring, shower cubicle with shower over, separate low level wc, hand wash basin, a radiator, tiled walls and a upvc double glazed window to the side elevation.

### **Outside**

To the front of the property there is a dropped kerb leading to off street parking. To the rear there is a garden that is laid to lawn, with a patio seating area and mature shrubbery.



### **Bedroom Two**



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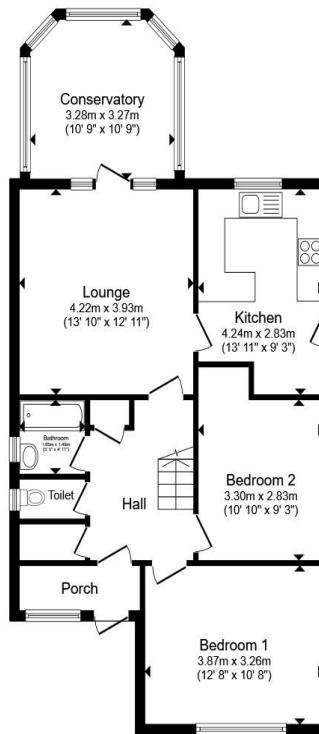
- No Onward Chain
- Detached Dormer Bungalow
- Two Well Proportioned Bedrooms
- Off Road Parking
- Accommodation Totalling Over 1,000 sq ft

Tenure: Freehold EPC Rating: D

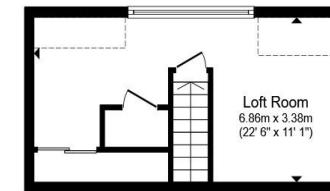
Council Tax Band: C

offers in the region of

**£290,000**



Ground Floor



First Floor

Total floor area 102.9 m<sup>2</sup> (1,107 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](http://www.propertybox.io)



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Property Ref:  
LBH115166 - 0008

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