



Wightman Close
Shepshed, Loughborough, LE12 9NQ

£280,000

Property Features

- EXTENDED DETACHED HOUSE
- MASTER EN SUITE
- LOUNGE
- DOWNSTAIRS W.C.
- INTEGRAL GARAGE
- FOUR DOUBLE BEDROOMS
- 17FT DINING KITCHEN
- DINING ROOM
- FAMILY BATHROOM
- CUL DE SAC LOCATION

Full Description

This EXTENDED DETACHED HOUSE provides GREAT SPACE FOR THE YOUNG AND GROWING FAMILY. Boasting FOUR DOUBLE BEDROOMS, master EN SUITE, 17'7" DINING KITCHEN, LOUNGE, DINING ROOM, DOWNSTAIRS WC and family bathroom. Outside, to the front a DRIVEWAY provides OFF ROAD PARKING FOR THREE CARS and leads to the INTEGRAL GARAGE, and a barely overlooked rear garden completes the picture of this GREAT FAMILY HOME in a quiet CUL DE SAC only a few minutes' walk of the village centre and all the amenities this popular commuter village has to offer.

ENTRANCE HALL

Front door leading into entrance hall with radiator, stairs leading to first floor and doors leading to lounge, kitchen diner and w.c.

DOWNSTAIRS W.C

Fitted with a two piece suite comprising close coupled W.C and wash hand basin, radiator and PVCu double glazed window to the front elevation.

LOUNGE

15' 10" x 11' 8" (4.83m x 3.56m)

PVCu double glazed window to the front elevation, radiator, feature fireplace with log burner and opening to dining room.

DINING ROOM

12' 10" x 10' 5" (3.91m x 3.18m)

Radiator, PVCu double glazed sliding doors to the rear elevation leading out to rear garden.



KITCHEN/DINER

17' 7" x 12' 0" (5.36m x 3.66m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, one and a half bowl stainless steel sink drainer, integrated eye level electric double ovens, built in 4 ring gas hob with extractor over, under-counter space and plumbing for dishwasher, space for fridge/freezer, two PVCu double glazed windows to the rear elevation and door leading out to the side elevation.



LANDING

Radiator and doors leading to all four bedrooms and family bathroom.

BEDROOM ONE

18' 8" x 9' 10" (5.69m x 3m)

Two PVCu double glazed windows to the front elevation, radiator and door leading to en suite.



EN SUITE

Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and shower cubicle, ladder style radiator and PVCu double glazed window to side elevation.



BEDROOM TWO

19' 3" x 8' 1" (5.87m x 2.46m)

PVCu double glazed window to the front elevation and radiator.

BEDROOM THREE

16' 7" x 7' 2" (5.05m x 2.18m)

Two PVCu double glazed windows to the rear elevation and radiator.

BEDROOM FOUR

12' 0" x 10' 2" (3.66m x 3.1m)

PVCu double glazed window to the rear elevation and radiator.

BATHROOM

Fitted with a three piece suite comprising close coupled w.c., pedestal wash hand basin and bath with shower over.



INTEGRAL GARAGE

Single garage with up and over door to front and external door to side.

OUTSIDE

To the front of the property lies a large tarmac driveway providing ample off road parking and access to the side of the property. To the rear of the property is a patio area and lawn area with established borders, enclosed by wooden fencing.

Viewing Arrangements

Please contact Clare, Hannah, Becky or Ben to arrange your viewing.

Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.

Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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