



Welchman Close
, Loughborough, LE11 2US

£250,000

Property Features

- NO UPWARD CHAIN
- THREE DOUBLE BEDROOMS
- MASTER WITH EN SUITE
- POPULAR GRANGE PARK ESTATE
- 21FT LOUNGE WITH BAY WINDOW
- GARAGE AND OFF ROAD PARKING
- CUL DE SAC LOCATION
- CLOSE TO LOCAL AMENITIES

Full Description

This THREE DOUBLE BEDROOM home has 6 YEARS left on the NHBC and is being offered WITH NO UPWARD CHAIN! With a fantastic 21FT LOUNGE DINER that has a bay window and French doors, it is SPACIOUS as well as being filled with plenty of light. The MODERN KITCHEN with integrated appliances also makes it the PERFECT SPACE for all of the family. Upstairs there are the three bedrooms, MASTER WITH EN SUITE as well the main family bathroom. If you thought that that was everything, then think again! This home also offers OFF ROAD PARKING with a driveway as well as a GARAGE and it's all located within a quiet CUL DE SAC at the edge of the ever popular Grange Park Estate.

ENTRANCE HALL

Composite door leading into entrance hall, radiator, cupboard and doors leading to lounge/diner, kitchen and downstairs w.c. and stairs leading to the first floor.

LOUNGE DINER

21' 11" x 11' 4" (6.68m x 3.45m)

Double glazed PVCu window to the front elevation, two radiators, bay window to the side elevation, door leading to kitchen and French doors to the rear elevation leading out to rear garden.

KITCHEN

11' 8" x 10' 1" (3.56m x 3.07m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel one and a half bowl sink drainer, built in gas hob, integrated electric oven, stainless steel overhead extractor fan, integrated fridge freezer, integrated dishwasher, under counter space with plumbing for washing machine, radiator and PVCu double glazed window to the rear elevation.



DOWNSTAIRS W.C

Fitted with a two piece suite comprising of close coupled w.c and pedestal wash basin, and radiator.

LANDING

PVCu double glazed window to front elevation, radiator, doors leading to all three bedrooms, family bathroom and storage cupboard.

BEDROOM ONE

11' 6" x 10' 9" (3.51m x 3.28m)

PVCu double glazed windows to the side and rear 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 and radiator.

BEDROOM TWO

11' 6" x 9' 3" (3.51m x 2.82m)

PVCu double glazed window to the front elevation and radiator.

BEDROOM THREE

10' 1" x 7' 6" (3.07m x 2.29m)

PVCu double glazed window to the rear elevation, radiator and loft access.

BATHROOM

Fitted with a three piece suite comprising close coupled w.c., pedestal wash hand basin and bath with shower over, chrome ladder style radiator and PVCu double glazed window to the side elevation.

GARAGE

Up and over door and door into rear garden.

OUTSIDE

To the front of the property is a paved pathway leading to the front door surrounded by lawn, with off road parking, garage and gate to rear garden. To the rear of the property is an enclosed lawn garden with patio area and storage space to the side and behind the garages with shed.

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

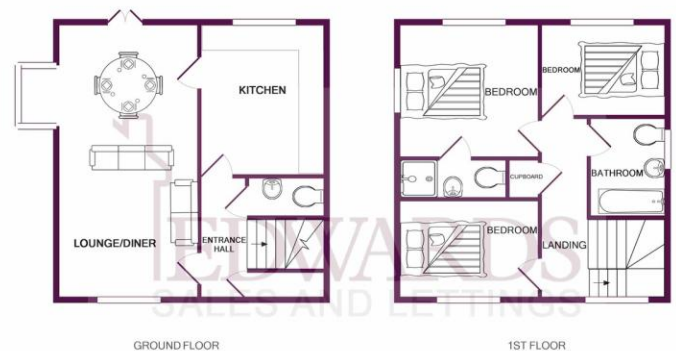
Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

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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