

Waistrell Drive
Loughborough, LE11 5ER

Offers Over £270,000

Property Features

- NO UPWARD CHAIN
- GARAGE AND SECURE PARKING
- THREE BEDROOMS
- MASTER EN SUITE
- 18ft 4 DINING KITCHEN
- ALL APPLIANCES INCLUDED
- 18ft 4 LOUNGE
- DOWNSTAIRS WC
- FAMILY BATHROOM
- SCANDINAVIAN CABIN HOME OFFICE

Full Description

Situated in a SMALL, QUIET CULDE SAC OF SIMILAR QUALITY HOMES, this lovely detached house boasts THREE BEDROOMS, master ENSUITE, GENEROUS DINING KITCHEN, to include all appliances, 18ft 4 LOUNGE, DOWNSTAIRS WC and family bathroom. Outside, the well-stocked garden is home to an insulated, heated SCANDINAVIAN CABIN with internet connection, making a FANTASTIC HOME OFFICE. Double gates provide secure parking and lead to the garage with further parking space to the side of the property. With good local amenities nearby and within walking distance of Stonebow primary school, this great family home in a highly regarded residential location has the added bonus of being offered for sale with NO CHAIN.

ENTRANCE HALL

Front door into entrance hall with stairs off to first floor, radiator, understairs storage, doors to downstairs w.c., living room and kitchen diner.

KITCHEN/DINER

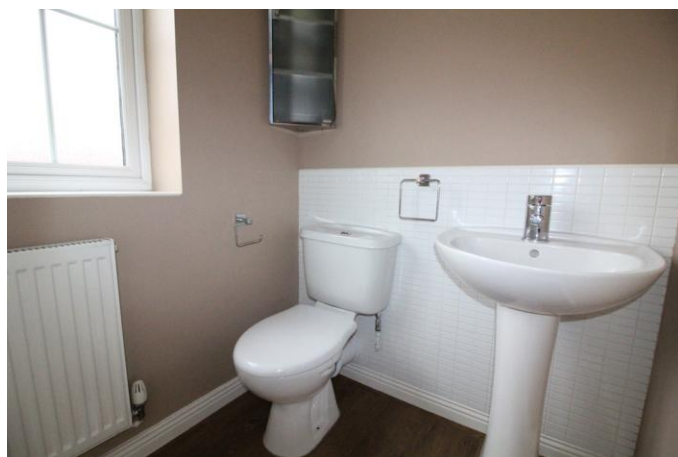
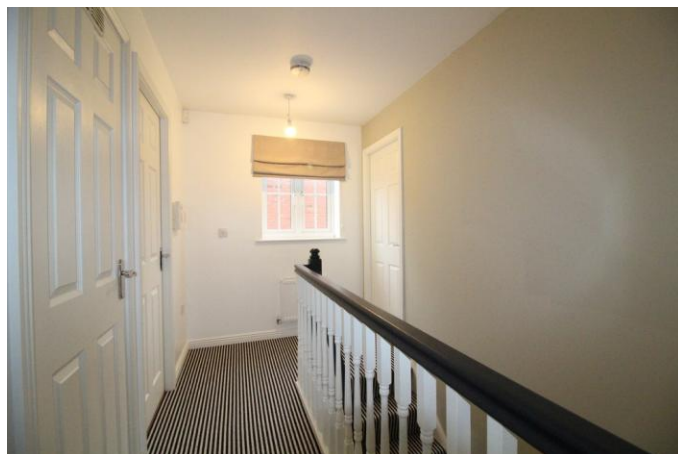
18' 4" x 9' (5.59m x 2.74m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, one and a half bowl stainless steel sink drainer, integrated electric oven, built in gas hob, stainless steel extractor hood, fridge and freezer, dishwasher, washing machine, PVCu double glazed window to front elevation and PVCu double glazed French doors to rear elevation leading out into the garden.

LOUNGE/DINER

18' 4" x 10' 3" (5.59m x 3.12m)

PVCu double glazed windows to front elevation and side elevation and two radiators.



DOWNSTAIRS W.C

Fitted with a two piece suite comprising close coupled w.c, pedestal wash hand basin. Radiator and PVCu double glazed window to the rear elevation.

LANDING

Access to loft and doors to all three bedrooms and family bathroom.

BEDROOM ONE

15' 6 (MAX)" x 10' 6" (4.72m x 3.2m)

PVCu double glazed window to side elevation, radiator, built in wardrobes and door to en suite.



EN SUITE

Fitted with a three piece suite comprising close coupled w.c, pedestal wash hand basin and shower cubicle. PVCu double glazed window to the front elevation and radiator.

BEDROOM TWO

9' 8" x 9' 1" (2.95m x 2.77m)

PVCu double glazed window to the front elevation, radiator and built in wardrobes.



BEDROOM THREE

9' 0" x 6' 6" (2.74m x 1.98m)

PVCu double glazed window to the side elevation, radiator and built in wardrobe.

BATHROOM

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



GARAGE

Up and over door into garage area.

OUTSIDE

To the side of the property are double gates leading to the off road parking and single garage. The landscaped low maintenance garden has a patio area and established borders all enclosed by wooden fencing.

Viewing Arrangements

Please contact Clare, Hannah 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

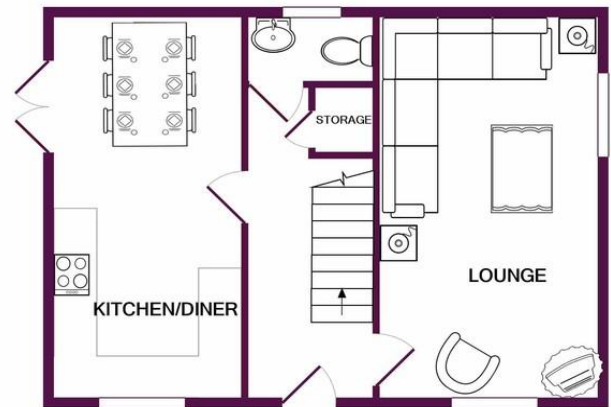
Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

General Note

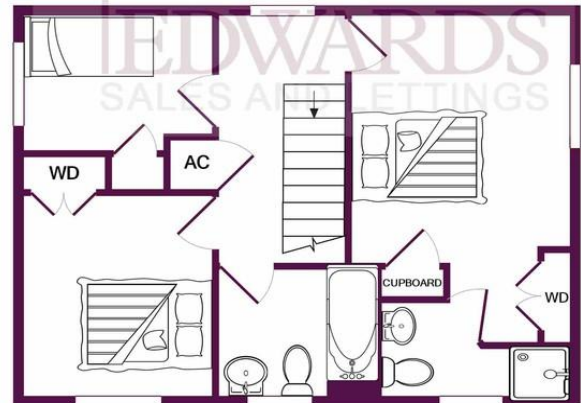
These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

Referral Fees

We believe you may benefit from using the services of Simpson Jones, Elvin Moore, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



GROUND FLOOR



1ST FLOOR

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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