



Wheatland Drive
Loughborough, LE11 2AR

£260,000

Property Features

- THREE BEDROOMS
- OPEN-PLAN KITCHEN/DINER
- FEATURE FIREPLACE IN LOUNGE
- FAMILY BATHROOM
- W.C. UPSTAIRS
- LARGE DRIVEWAY
- SIZEABLE DECKING AREA
- LANDSCAPED PRIVATE REAR GARDEN

Full Description

WHAT A LOVELY HOME! This would be PERFECT FOR A GROWING FAMILY or those looking to move into an ESTABLISHED RESIDENTIAL AREA that is still CLOSE TO TOWN. Benefits from a LARGE DRIVEWAY FOR SEVERAL CARS at the front and a BEAUTIFUL LANDSCAPED PRIVATE REAR GARDEN with a SIZEABLE DECKING AREA. Downstairs there's a DELIGHTFUL LOUNGE complete with a FEATURE FIREPLACE. The OPEN-PLAN KITCHEN/DINER has CONTEMPORARY KITCHEN UNITS WITH STRIKING RED SPLASHBACK with ROOM FOR A TABLE AND CHAIRS as well as SPACE FOR A SOFA. Upstairs as well as THREE BEDROOMS you'll find the FAMILY BATHROOM plus a separate W.C. Make sure you book your viewing today on this one!

ENTRANCE HALL

PVCu double glazed door into practical porch area leading directly to entrance hall with stairs off to the first floor, carpet, feature lighting, doors leading to lounge and kitchen/diner. Utility cupboard space under stairs plumbed for washing machine and back door to side of property.

LOUNGE

14' 2" x 11' 3" (4.32m x 3.43m)

Beautifully presented with contemporary décor, PVCu double glazed window to front aspect, strip pine flooring, radiator and feature fireplace with cast iron and decorative tiling inset .



KITCHEN/DINER

17' 8" x 11' 9" (5.38m x 3.58m)

Stylish open plan living/kitchen/dining room providing generous space for family entertaining with easy access to garden for barbecues. Fitted with a range of contemporary wall, base and drawer units, granite work surfaces with undermount one and half bowl kitchen sink, integrated double oven, gas hob and extractor fan with striking modern glass splashback. Ample space for dining room table and chairs and sofa area too. Wooden flooring, fridge freezer and PVCu double glazed window and patio doors to rear garden.



LANDING

Doors to all bedrooms, bathroom and additional W.C. Carpet and PVCu double glazed window to side access providing light filled spacious feel.

BEDROOM ONE

14' 9" x 9' 7" (4.5m x 2.92m)

PVCu double glazed window to front elevation, strip pine flooring, radiator and full height fitted wardrobes.



BEDROOM TWO

11' 10" x 9' 11" (3.61m x 3.02m)

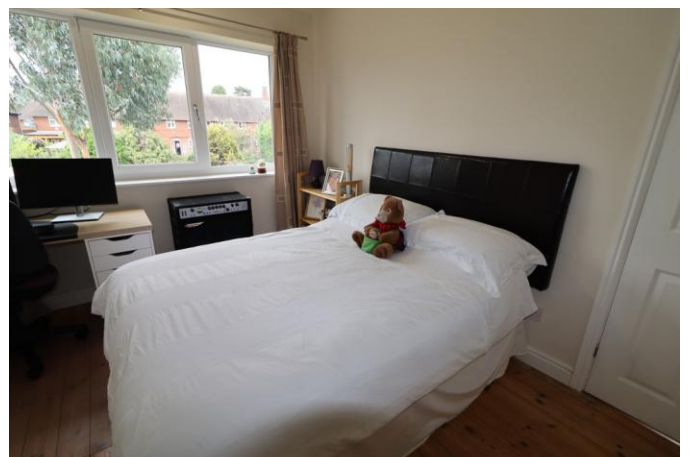
PVCu double glazed window to rear garden, strip pine flooring and radiator.



BEDROOM THREE

8' 11" x 7' 5" (2.72m x 2.26m)

PVCu double glazed window to front elevation, strip pine flooring and radiator



BATHROOM

8' 3" x 7' 2" (2.51m x 2.18m)

Fitted with a three piece suite comprising close coupled W.C, pedestal wash hand basin with fitted storage unit beneath and panelled bath with shower over. Laminate flooring, half tiling to walls, radiator and obscured PVCu double glazed window to rear elevation.

WC

4' 2" x 2' 7" (1.27m x 0.79m)

Close coupled W.C., pedestal wash hand basin, laminate flooring and obscured PVCu double glazed window to side elevation.

OUTSIDE

The front of the property benefits from a large gravelled driveway allowing off-street parking for a number of vehicles and side access to the house with storage shed and space for refuse bins. The rear of the property contains a private lawned garden with well planted borders set with mature plants and shrubs, landscaped decking area for barbecues enclosed by wooden fencing.

GENERAL NOTES

Viewing Arrangements

Please contact Clare, Katie, Dominique or Liz 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, Setfords Solicitors, 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.

