



WILMINGTON COURT LOUGHBOROUGH, LE11 2PS

£240,000
FREEHOLD

This LOVELY HOME in a quiet CUL DE SAC LOCATION is well presented throughout and boasts SPACIOUS FAMILY ACCOMODATION. To the ground floor is a generous lounge diner, conservatory and modern fitted kitchen, whilst upstairs provides THREE BEDROOMS and family bathroom all benefiting from PVCu DOUBLE GLAZING. Outside neat, low maintenance gardens and GARAGE in a separate block complete the picture of this IDEAL FAMILY HOME in a popular residential location, being offered for sale with NO UPWARD CHAIN.

 EDWARDS
SALES AND LETTINGS

WILMINGTON COURT

THREE BEDROOMS | MODERN FAMILY
BATHROOM | 23FT LOUNGE DINER |
CONSERVATORY | MODERN FITTED
KITCHEN | LOW MAINTENANCE
GARDENS | GARAGE IN A BLOCK | NO
UPWARD CHAIN |



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ENTRANCE PORCH

PVCu double glazed door into porch with adjacent full length PVCu window panel and further door into entrance hall.

ENTRANCE HALL

With stairs off to first floor, under-stairs storage cupboard, wood laminate flooring and doors into lounge diner and kitchen.

LOUNGE DINER

23' 5" x 12' 3" max. (7.14m x 3.73m) PVCu double glazed window to front elevation, two radiators, door into kitchen and PVCu double glazed sliding doors to rear elevation into conservatory.

CONSERVATORY

12' 8" x 8' 7" (3.86m x 2.62m) Brick and PVCu double glazed construction with radiator, wood laminate flooring and French doors to side elevation leading out into the garden.

KITCHEN

10' 7" x 9' 2" (3.23m x 2.79m) Fitted with a range of wall,

base and drawer units with laminate work surfaces, stainless steel sink drainer, integrated electric oven, built in gas hob, stainless steel extractor hood, space for fridge freezer, under-counter space and plumbing for washing machine, breakfast bar area, radiator, tiled flooring, PVCu double glazed window to rear elevation and PVCu double glazed door to rear elevation leading out into the garden.

LANDING

Airing cupboard housing boiler, access to loft and doors to all three bedrooms and family bathroom.

BEDROOM ONE

12' 2" x 11' 7" max. (3.71m x 3.53m) PVCu double glazed window to rear elevation and radiator.

BEDROOM TWO

13' 4" x 11' 10" max. (4.06m x 3.61m) PVCu double glazed window to front elevation, radiator and wood laminate flooring.

BEDROOM THREE

8' 4" x 7' 10" (2.54m x 2.39m) PVCu double glazed window to front elevation and radiator.

FAMILY BATHROOM

Fitted with a three piece suite comprising close coupled w.c., wash hand basin and bath with shower screen and shower over, tiled flooring, fully tiled walls, chrome ladder radiator and two PVCu double glazed windows to rear elevation.

GARAGE

Single garage in a block with up and over door.

OUTSIDE

To the front of the property is a low maintenance garden with artificial grass and paved pathways leading to the front door and back gate and along the front of the property. To the rear of the property is another low maintenance garden with paved patio seating area and artificial grass lawn, enclosed by wooden fencing.

GENERAL NOTES

Please contact Clare, Katie, Dominique or Liz to arrange your viewing.

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.

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

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.

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.

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.

We believe you may benefit from using the services of Simpson Jones, Taylor Rose 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.

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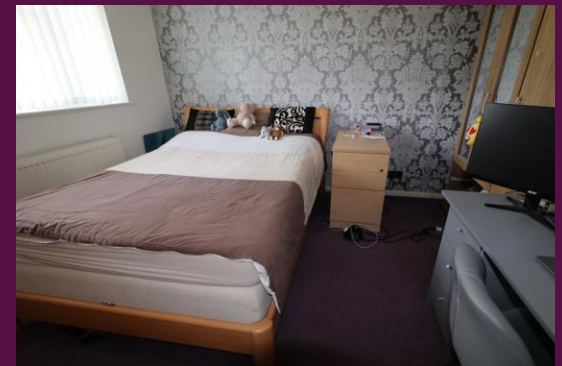
ADDITIONAL INFORMATION

Local Authority – Chamwood Borough Council

Council Tax – Band B

Viewings – By Appointment Only

Tenure – Freehold





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements