



**Sherwood Court**

Long Whatton, Loughborough, LE12 5DY

**Offers Over £220,000**

## Property Features

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- TWO BEDROOMS
- KITCHEN/DINER
- LOUNGE
- UTILITY ROOM
- DOWNSTAIRS W.C.
- ENTRANCE HALL
- UPSTAIRS FAMILY BATHROOM
- TANDEM OFF-STREET PARKING
- PRIVATE ENCLOSED REAR GARDEN

## Full Description

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This is a BEAUTIFULLY PRESENTED property that has TWO BEDROOMS and a FAMILY BATHROOM upstairs. Downstairs there is an ENTRANCE HALL, a REALLY DELIGHTFUL LOUNGE, a GOOD-SIZED KITCHEN/DINER, USEFUL UTILITY ROOM and DOWNSTAIRS W.C. Outside, to the front of the property, is LAID TO LAWN with TANDEM OFF-STREET PARKING down the side of the house, with a gate leading to a PRIVATE ENCLOSED REAR GARDEN. This won't be around for long, so book your viewing today!

### ENTRANCE HALL

PVCu double glazed front door leading to entrance hall with carpeted stairs leading to first floor and door to lounge.

### LOUNGE

Beautifully presented with feature wall and contemporary décor. Laminate wood flooring, large storage cupboard, PVCu double glazed window to front aspect and radiator. Door to kitchen/diner.

### KITCHEN/DINER

Stylishly fitted with a range of modern wall, base and drawer units with laminate work surfaces and a stainless steel sink and drainer. Integrated oven and electric hob with extractor fan over. Under-counter space for dishwasher and space for large fridge freezer, table and chairs. Tiled splashback walls, tiled flooring, radiator, PVCu double glazed window to rear garden and door to adjacent utility room.

### UTILITY ROOM

Fitted with modern base and wall units, laminate work surfaces and a stainless steel sink and drainer. Under counter space for washing machine, tiled splashback walls, tiled flooring, door to downstairs WC and PVCu double glazed door to rear garden.



## WC

Close coupled WC, pedestal wash hand basin, radiator and tiled flooring.

## LANDING

Access to loft and doors to both bedrooms and bathroom, carpet and radiator.

## BEDROOM ONE

Excellent presented large master bedroom with two PVCu double glazed windows to front elevation, carpet flooring, radiator Full height fitted modern cupboards.

## BEDROOM TWO

PVCu double glazed window to rear elevation, carpet flooring, radiator

## BATHROOM

The property benefits from a fitted a three piece suite comprising close coupled W.C, pedestal wash hand basin, panelled bath with shower over and glass shower screen. Tiled walls and flooring and radiator.

## OUTSIDE

The front of the property is presented with a neat lawn and tandem driveway allowing off-street parking for several cars. Access to the rear garden is secured with wooden fencing and gated entrance. The rear garden has a patio area situated directly from the house for seated area and is mainly laid to lawn with decking at the far end. There is a shed for garden tools and secure storage for refuse bins.

## 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.



Whilst every effort has been made to ensure the accuracy of the floor plan, the actual floor plan may vary.

