22, WILMINGTON COURT, LOUGHBOROUGH, LE11 2PS

A SPACIOUS AND PLEASANTLY POSITIONED THREE BEDROOM END TOWN HOUSE BACKING ONTO THE GREAT CENTRAL RAILWAY LINE An excellent opportunity to purchase an attractively styled modern THREE BEDROOM end town house of brick and tiled construction which provides well proportioned accommodation requiring general cosmetic modernisation and improvement and occupies a secluded cul de sac setting within this much favoured residential area within easy reach of all town centre amenities. NO UPWARD CHAIN INVOLVED.

The accommodation includes night storage heaters and in brief may be described as follows: Enclosed entrance porch, Hallway, through Lounge/Diner 23'6 x 11'9 overall and Kitchen. Landing, three good sized Bedrooms, Shower room and separate W.C. Outside there are neatly arranged and low maintenance gardens, driveway providing car standing and attached brick garage/store.

OFFERS OVER £200,000

Call 01509 235534 for further information

LOCATION
Backing directly onto The Great Central Railway line, the property occupies a quiet cul de sac position within this popular and conveniently placed residential area having easy access to all town centre amenities and within close proximity to Charnwood Water.

There are excellent road links to The University and Loughborough train station and further access to the A6 Bypass and M1 Motorway at junction 23.

VIEWING & DIRECTIONS
By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 235534.

Leave Loughborough town centre via the A6 Leicester Road and eventually turn left into Beeches Road. Continue over the railway bridge taking the first right turning into Tuckers Road and then turn right into Hayward Avenue. Turn right again into Wilmington Court. The property is then situated on the left hand side after the car park.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL
Built in cloaks cupboard with hanging space, additional understairs store cupboard, night storage heater.

THROUGH LOUNGE/DINER 23'6" x 11'9" narrowing to 8'3" (7.18m x 3.6m narrowing to 2.53m)
Windows to the front and rear elevations, two night storage heaters, bespoke sunblind to the rear window and serving hatch to the kitchen.

KITCHEN 9'0" x 8'6" (2.75m x 2.6m)
Inset one and a half bowl single drainer sink unit, pine wall and floor cupboards with wood trim work surfaces and tiled splash backs, electric cooker point, plumbing for an automatic washing machine, window and glazed panel door to the rear elevation with bespoke sunblinds.

FIRST FLOOR

LANDING
Access trap with loft ladder to the roof space, built in airing cupboard housing the hot water cylinder.

BEDROOM ONE 11'6" x 9'3" plus door recess (3.53m x 2.83m plus door recess)
Built in double wardrobe with hanging space, window to the front elevation, night storage heater.

BEDROOM TWO 10'0" x 9'3" plus door recess (3.05m x 2.83m plus door recess)
Built in double wardrobe with hanging space, window to the rear elevation with bespoke sunblind, night storage heater.

BEDROOM THREE 8'3" x 8'0" overall (2.52m x 2.45m overall)
Built in store/wardrobe, window to the front elevation, night storage heater.

SHOWER ROOM
Walk in tiled shower cubicle with Mira shower unit and pedestal wash hand basin, half tiled walls, window to the rear elevation with bespoke sunblind, floor covering, electric heated towel rail.

SEPARATE W.C.
Low level W.C. and window to the rear elevation.

OUTSIDE
Neatly arranged forecourt garden having gravelled area and an adjacent concrete driveway provides car standing and leads to an attached brick built garage/store 26'9 x 7'6 with up and up door, concrete floor, lighting, power points and personal door to the rear garden.

Low maintenance and fully enclosed rear garden having a south westerly aspect and including paved terrace, gravelled area and well tended shrubbery borders behind close boarded fencing. Timber garden shed and side gate.

E P C
Rating: 'E'

PURCHASING PROCEDURE
If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

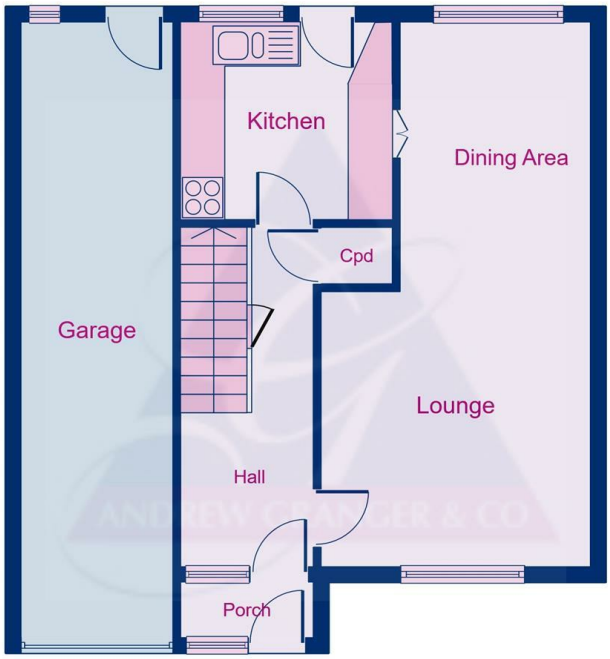
If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

MONEY LAUNDERING
To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

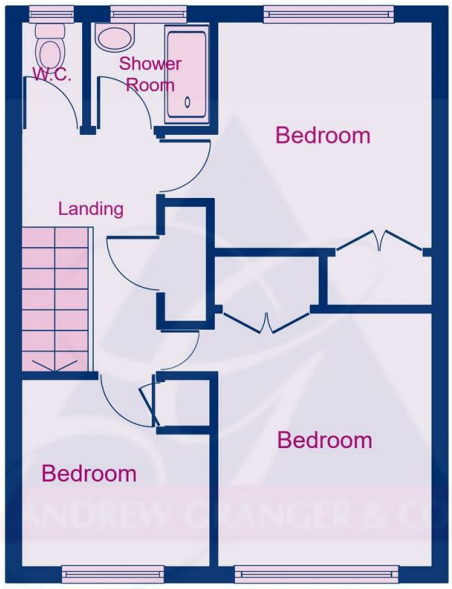
MARKET APPRAISALS
If you have a house to sell then we offer a Free Valuation, without obligation.

SURVEYS
Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact out Surveying Department on 0116 2429933.



Ground Floor
Floor Area (Gross Internal) 42.7 sq.m. (459 sq.ft.) approx

Created using Vision Publisher™



First Floor
Floor Area (Gross Internal) 41.0 sq.m. (441 sq.ft.) approx

Created using Vision Publisher™

LOCATION

Andrew Granger & Co is the trading name of Andrew Granger & Co Ltd. Registration No. 09298477. Registered office: Phoenix House, 52 High Street, Market Harborough, Leicestershire LE16 7AF. Andrew Granger & Co for themselves and the vendors/lessors of this property whose agents they are give notice that:-

1. Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.
2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor. Contents, fixtures & fittings are excluded, unless specially mentioned within these sales particulars.
3. All measurements mentioned within these particulars are approximate. Photographs are also provided for guidance purposes only.
4. No person in the employment of Andrew Granger & Co has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors.
5. Site plans and floor plans are for guidance purposes only and are not to scale and should not be relied upon as a statement of fact. If Ordnance Survey maps are provided, it has the permission of the controller of H.M.S.O. Crown Copyright reserved, Licence No. 100003828.
6. Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.

ANDREW GRANGER & CO

Call 01509 235 534

loughborough@andrewgranger.co.uk
Andrew Granger & Co. 2 High Street,
Loughborough, Leicestershire LE11 2PY
www.andrewgranger.co.uk