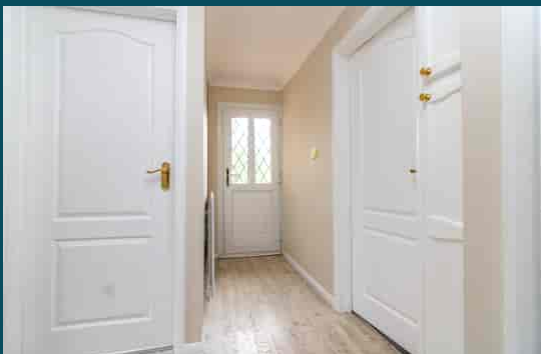




15 East Road, Wymeswold, Loughborough, Leicestershire, LE126ST

MOORE
& YORK



Property at a glance:

- Established Extended Semi Detached Bungalow
- Highly Sought After Village Location
- No Onward Chain
- Easy Access Loughborough, Nottingham & Leicester Centres
- Lounge, Dining room & Kitchen
- Two Bedrooms & Wet Room
- Gas Central Heating & D\G
- Early Viewing Recommended

Asking Price £265,000 Freehold



Established extended semi detached bungalow situated in the heart of the picturesque highly sought after village of Wymeswold with its large number of attractive cottages, individual properties, old farmsteads, and also offering typical local facilities including popular pubs, school, church and shops and easy access to the centres of Loughborough, Nottingham and Leicester. The property is being sold with no upward and the centrally heated and double glazed accommodation comprises entrance hall, lounge, dining room, kitchen, conservatory, two bedrooms and wet room and stands with rear garden with open views and front easily maintainable garden

DETAILED ACCOMMODATION

UPVC leaded light sealed double glazed door leading to:

ENTRANCE HALL

Access to loft space, airing cupboard, radiator.

LOUNGE

20' 0" x 12' 3" (6.10m x 3.73m) Electric fire in display surround, radiator, sealed double glazed sliding patio doors to conservatory, double doors leading to:



DINING ROOM

10' 2" x 7' 9" (3.10m x 2.36m) Radiator, UPVC sealed double glazed window and door to side aspect.

CONSERVATORY

9' 6" x 9' 3" (2.90m x 2.82m) UPVC sealed double glazed windows and door to rear garden.





KITCHEN

10' 2" x 7' 8" (3.10m x 2.24m) Comprising one and a half bowl sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in cooker and four piece ceramic hob, concealed central heating boiler.

BEDROOM 1

13' 6" x 9' 7" (4.11m x 2.92m) Radiator, triple glazed UPVC leaded light circular bay window, fitted wardrobes.

BEDROOM 2

11' 0" x 9' 6" (3.35m x 2.90m) Radiator, UPVC leaded light sealed double glazed window.

WET ROOM

6' 5" x 5' 3" (1.96m x 1.60m) Three piece suite comprising tiled shower area, vanity sink unit set in bathroom cabinet incorporating WC, heated towel rail, UPVC sealed double glazed window, tiled throughout.

OUTSIDE

Patio and lawn garden to rear with open views, Elevated easily maintainable garden to front incorporating steps and slated garden with inset evergreen.

SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double-glazed.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

EPC RATING

D

COUNCIL TAX BAND

Charnwood C

TENURE

Freehold

IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.



Ground Floor



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property "if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

