



Lily Close
Loughborough
Leicestershire
LE11 2WF

Offers in Excess of £304,000

bettermove

Lily Close

Loughborough

Bettermove are pleased to welcome to the market this charming three bedroom semi-detached house in Woodthorpe.

The property benefits from off road parking for two vehicles. There is a private estate service charge of £138.26 per year. The council tax band is C.

The interior of this beautifully presented property comprises a spacious lounge, open plan kitchen/diner and WC on the ground floor. The first floor consists of three bedrooms and the family bathroom. The exterior boasts an enclosed rear garden with lawn, patio and decking areas, perfect for enjoying the summer months.

Situated in the sought after area of Woodthorpe, the property is close to a range of amenities, including supermarkets, shops, restaurants and pubs. Transport connections can be found from the A6, M1, Loughborough and Barrow-upon-Soar rail stations.

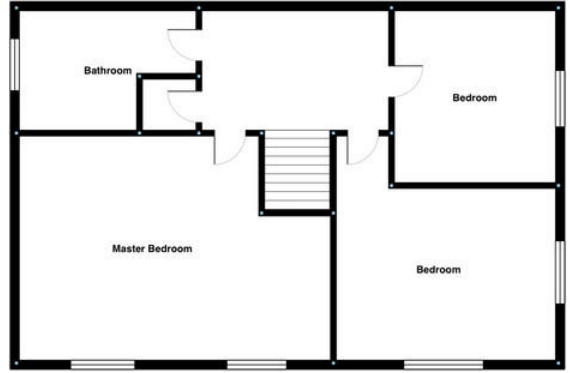
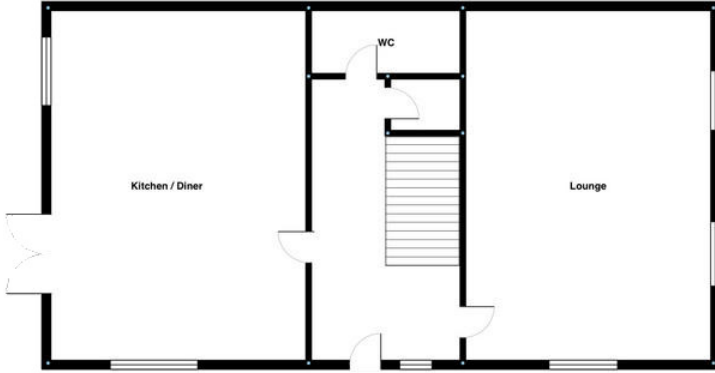
This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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