



13 Wheatland Drive, Loughborough LE112AR

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Property at a glance:

- Extended semi detached home
- Three bedrooms
- Spacious Accommodation Throughout
- Large lounge
- Dining/sitting room
- Breakfast kitchen
- Ground floor WC
- Family bathroom
- Workshop/garage
- Rear garden
- Situated close to amenities

£285,000 Freehold



This extended three bedroom semi detached home offers spacious accommodation on a good sized plot having plenty of parking, good sized rear garden and a huge bonus of a 7.5m x 4m garage/workshop at the rear. The accommodation is very spacious due to the rear addition and includes a 7m lounge, dining/sitting room, breakfast kitchen, ground floor WC and three bedrooms and shower room to the first floor. Situated in this highly sought after development which has a quiet backwater feel yet is within easy reach of local amenities and the town centre.

AREA INFORMATION

Loughborough offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest and the M1/M42 motorways.

Loughborough also offers a fine range of amenities including excellent shopping, schooling for all ages, a wide variety of recreational amenities and regular public transport services by both road and rail to Nottingham, Derby, Leicester, London and beyond.

EPC RATING

An EPC Assessment has been carried out on this property with the resulting rating D. For a copy of the full report visit www.EPCRegister.com and search for the property using the postcode.

FRONTAGE

The frontage is a generous size and provides potential for additional parking with a driveway providing parking to the left of the plot with decorative walling to the front boundary.

Wrought-iron double gates to the left hand side leading to further driveway for three/four vehicles (dependant on size) leading to the detached garage/workshop. From the side elevation is a water tap and lighting with gas meter box and low level door to under-stairs storage.

INTERNAL ACCOMMODATION

A coated UPVC double glazed door leads internally to:

HALL

2.61m x 2.59m

Having under-stairs cloaks/storage cupboard, staircase to the first floor, ceiling light point, central heating radiator, timber laminate floor continuing through at the side to the lounge and a further door leading to the kitchen/breakfast room.

THROUGH LOUNGE

6.85m x 3.46m

Originally serving as the lounge AND dining room this impressive space is now simply the lounge with the extension at the rear.



providing dining space as required. Open feature fireplace with tiled surround, flagstone hearth and timber mantelpiece to the centre of the side wall, ceiling light points, additional wall light point and double radiator plus UPVC double glazed half bay window to the front elevation with multi paned double doors and matching side screens opening rearwards to the sitting/dining room with views through to the garden beyond.

DINING ROOM

3.22m x 2.82m

With exposed floorboards, double radiator and double glazed sliding patio doors opening to the garden patio and decking beyond. A 1.5m open-way at the side leads through to the kitchen and breakfast room.

KITCHEN/BREAKFAST ROOM

6.61m x 2.58m

Having fitted units and a dual aspect with double glazed windows to side and rear, double radiator, pendant light point, ample storage, a huge amount of work-surface space, space for cooker, washing machine, tumble dryer and a dishwasher beneath the work-surface, additional standing space for upright fridge/freezer, strip light, tiling, radiator, tiled floor and a door with multiple glazed panels inset to the side elevation/driveway and a further door leading off internally to:

GROUND FLOOR WC

1.66m x 0.65m

With corner wash basin, radiator, close coupled WC with push button flush, ceiling light point and obscure double glazed window to the side elevation.

FIRST FLOOR LANDING

Staircase rising from the hall below and having an initial

landing with central step and two turning treads rising via a straight flight to the landing itself with spindle balustrade overlooking the stairwell, ceiling light point, UPVC double glazed window to the front elevation, doors then give access off to all three bedrooms and the shower room with a loft access hatch leading to the loft space.

MASTER BEDROOM

3.76m x 3.44m

Having UPVC double glazed half bay window to the front elevation, ceiling light point and central heating radiator.

BEDROOM TWO

3.45m x 3.05m

UPVC double glazed window to the rear elevation, ceiling light point and central heating radiator. Built in airing cupboard.

BEDROOM THREE

2.63m x 1.82m

Having UPVC double glazed window to the rear elevation, ceiling light point and central heating radiator.

FAMILY BATHROOM

Having a modern three piece suite comprising bath sized full width walk-in shower with glass shower screen, electric shower and extractor above, the remainder of the room is fitted with a modern vanity unit with plentiful storage beneath, worksurface and onset wash basin with mixer tap, WC with concealed cistern and push button flush, ceiling light point, upright radiator, obscure UPVC double glazed window to the side elevation.

REAR GARDEN

The rear garden is laid to paving and decking for outside seating and entertaining to the immediate rear, further paving and graveled space with mature shrubs and plants leads beyond the garage/work-shop to an additional space at the top of the garden which is currently laid to decking and paving.

GARAGE/WORKSHOP

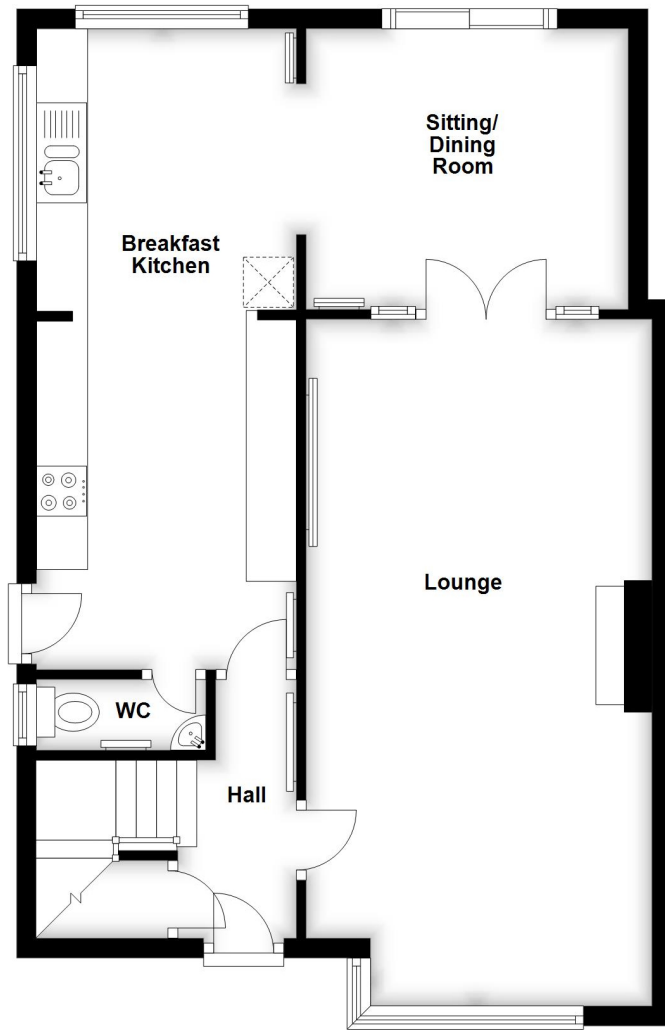
7.53m x 4m

Much larger than the average single garage this impressive space offers lots of room for both vehicular parking and storage or work-shop use having a roller door to front, obscure glazed window to both side and rear elevations, internal lighting and power, storage space within the roof trusses and additional access door to side meaning the rear section of the garage could be separated off to provide a



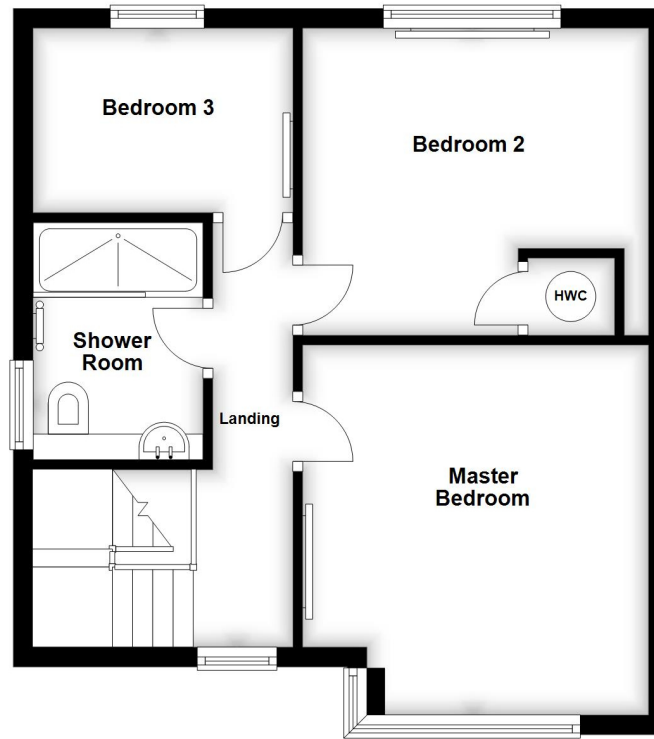
Ground Floor

Approx. 614.5 sq. feet



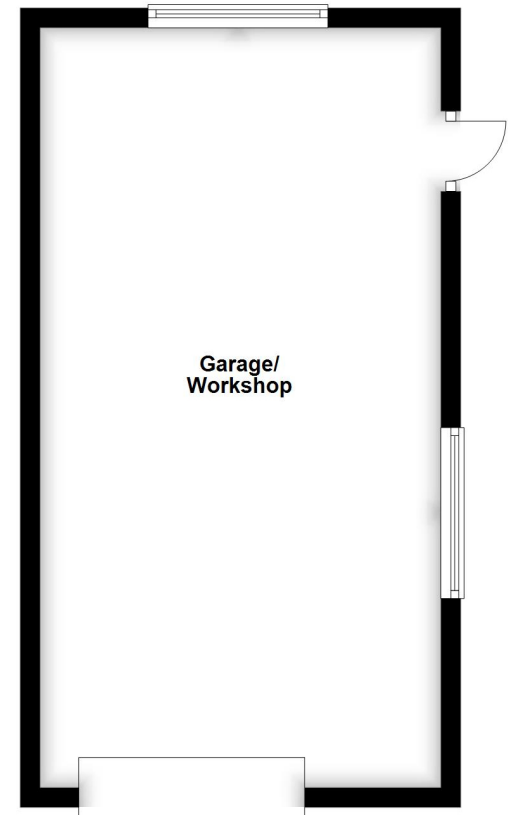
First Floor

Approx. 429.7 sq. feet



Garage & Workshop

Approx. 327.1 sq. feet



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



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