



Woodlands Drive, Loughborough - LE11 2DB

Guide Price **£250,000**



Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS



Woodlands Drive

Loughborough

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- STYLISH EXTENDED TRADITIONAL SEMI-DETACHED HOUSE
- NO THROUGH ROAD CONVENIENT FOR THE UNIVERSITY CAMPUS AND TOWN CENTRE
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- ENTRANCE HALL, CLOAKROOM/W.C., LOUNGE
- DINING ROOM WITH STUDY AREA OFF, WELL APPOINTED FITTED KITCHEN
- LANDING, 3 BEDROOMS AND BATHROOM
- BLOCK PAVED FRONTAGE GIVING PARKING FOR UPTO 3 VEHICLES
- GOOD SIZED REAR GARDEN









Approximate Gross Internal Area
97.8 sq. m. (1053 sq. ft.)



Ground Floor

Floor area 58.6 sq.m. (631 sq.ft.) approx

First Floor

Floor area 39.2 sq.m. (422 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk





Andrew Granger & Co (Part of Sheldon Bosley Knight)

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Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.