



£250,000

Peacock Gardens, Loughborough LE12 6XT

Town House | 3 Bedrooms | 2 Bathrooms

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REDDINGTON
SALES & LETTINGS

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Step Inside

Key Features

- Beautifully presented
- Three double bedrooms
- Popular area location
- Cul-de-sac location
- En suite shower room
- Impressive dining kitchen
- EPC B
- Council Tax Band C
- Ground floor WC

Property Description

Reddington Sales & lettings are pleased to bring to market this attractive, 3 bedroom end townhouse situated on a quiet cul-de-sac. The property is beautifully presented throughout and is within walking distance to the local amenities and beautiful countryside walks. The property features three good sized double bedrooms, an impressive kitchen/diner, ground floor WC and private off road parking for 2 cars. Accommodation briefly comprises of: entrance porch, lounge, WC & kitchen/diner to the ground floor. To the first floor, two double bedrooms & family bathroom and to the second floor, a master bedroom and en-suite shower room. EPC rating B, Council tax band C.

Main Particulars

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EPC rating B, Council tax band C.

Entrance Porch

1.68m x 1.13m (5' 6" x 3' 8")

Lounge

4.49m x 3.60m (14' 9" x 11' 10") An impressive lounge with UPVC double glazed window to front aspect, wood effect laminate flooring, heating radiator & ceiling pendant lighting.

Kitchen/Diner

3.59m x 2.68m (11' 9" x 8' 10") An attractive, bright kitchen/dining area with white matching wall and base units with worktop over, space & plumbing for washing machine, space for dishwasher, standing space for a fridge/freezer, UPVC double glazed window to rear aspect, UPVC double glazed French doors leading out to the rear garden, stainless steel single bowl sink, drainer & mixer tap, integrated electric oven, integrated gas hob with extractor hood & ceiling pendant lighting.

Bedroom 2

3.63m x 3.11m (11' 11" x 10' 2") A good sized second double bedroom with two UPVC double glazed windows to front aspect, heating radiator, carpeted & ceiling pendant lighting.

Bedroom 3

3.63m x 2.70m (11' 11" x 8' 10") A good sized third double bedroom with UPVC double glazed window to rear aspect, heating radiator, carpeted & ceiling pendant lighting.

Family Bathroom

2.41m x 1.71m (7' 11" x 5' 7") An attractive family bathroom with a modern white three piece suite featuring a white panelled bath with tiled splashback, WC, hand wash basin, heating radiator & ceiling pendant lighting.

Master Bedroom

4.05m x 2.58m (13' 3" x 8' 6") An impressive master bedroom with ample wardrobe/drawer storage, carpeted, UPVC double glazed window to front aspect, heating radiator & ceiling pendant lighting.

En-Suite Shower Room

3.36m x 1.51m (11' 0" x 4' 11") A large en-suite shower room with a step in shower cubicle with tiled walling, chrome heated towel rail, WC, hand wash basin, storage cupboard, UPVC skylight window & ceiling pendant lighting.

Rear Garden

A generous rear garden which has fenced boundaries, patio area & laid to lawn.

Legals

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition of otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves Reddington Homes Ltd will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise . Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.

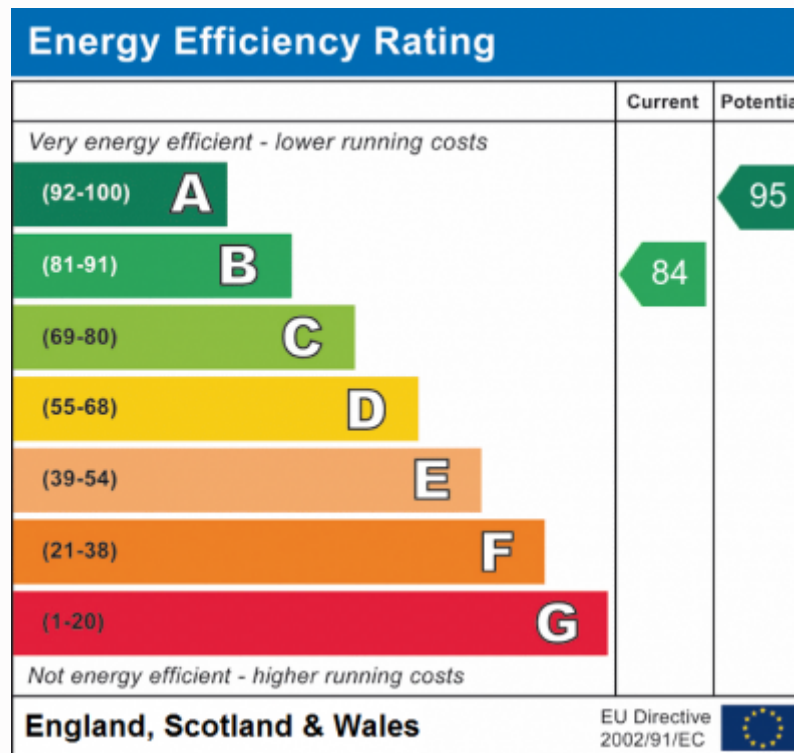




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