



£235,000

Northwood Drive, Loughborough LE12 9SL

Semi-Detached House | 3 Bedrooms | 3 Bathrooms

01530 223402



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# Step Inside

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## Key Features

- Ideal first time buy
- 3 bedrooms
- Good sized rear garden
- Immaculately presented throughout
- Good commuting links
- Off road parking for 2 cars
- Garage and driveway

## Property Description

IMMACULATELY PRESENTED! IDEAL FIRST TIME BUY. Reddington Sales & Lettings take pleasure in bringing to market this immaculate, 3 BEDROOM semi detached home, which is situated on the outskirts of Shepshed with excellent commuting links nearby. The property is modernised throughout and is ready to move straight in to. To the front, there is off road parking space for 2 cars and gated access to the side attached garage. To the rear is a good sized enclosed garden. Viewing is very highly recommended to appreciate. EPC rating D, Council tax band B.

## Main Particulars

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### Front

A traditional and neat frontage with a driveway providing off road parking for 2 cars and then gated access providing access to the side attached garage.

### Entrance Hall

A welcoming entrance with small UPVC double glazed window to the side, heating radiator, stairs leading up to the first floor, door access to the lounge, wood effect laminate flooring and ceiling pendant lighting.

### Lounge

A great sized living area with UPVC double glazed window to the front, heating radiator and wood effect laminate flooring.

### Kitchen/Diner

An impressive and modern kitchen/diner with with 2x UPVC double glazed windows to the rear. UPVC back door, a selection of gloss wall and base units with worktop over, 1 1/2 bowl sink and drainer with mixer tap, tiled splashback, integrated gas hob with wall mounted extractor, integrated oven, integrated dishwasher, standing space for fridge/freezer, under counter lighting, heating radiator, access to under stairs storage and ceiling pendant lighting and spotlights.

### Stairs & Landing

Stairs leading up from the entrance hall. Doors giving access to all 3 bedrooms and the bathroom.

### Bathroom

1.87m x 1.87m (6' 2" x 6' 2") A contemporary bathroom with P shaped bath and wall mounted shower with shower screen, part tiled walls, UPVC double glazed window to the rear, WC, hand wash basin and ceiling pendant lighting.

### Bedroom 1

4.25m x 2.54m (13' 11" x 8' 4") Double sized bedroom with UPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

#### Bedroom 2

2.81m x 2.48m (9' 3" x 8' 2") Double sized bedroom with UPVC double glazed window to the rear, heating radiator, ceiling pendant lighting and carpeted.

#### Bedroom 3

3.35m x 1.83m (11' 0" x 6' 0") With UPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

#### Rear Garden

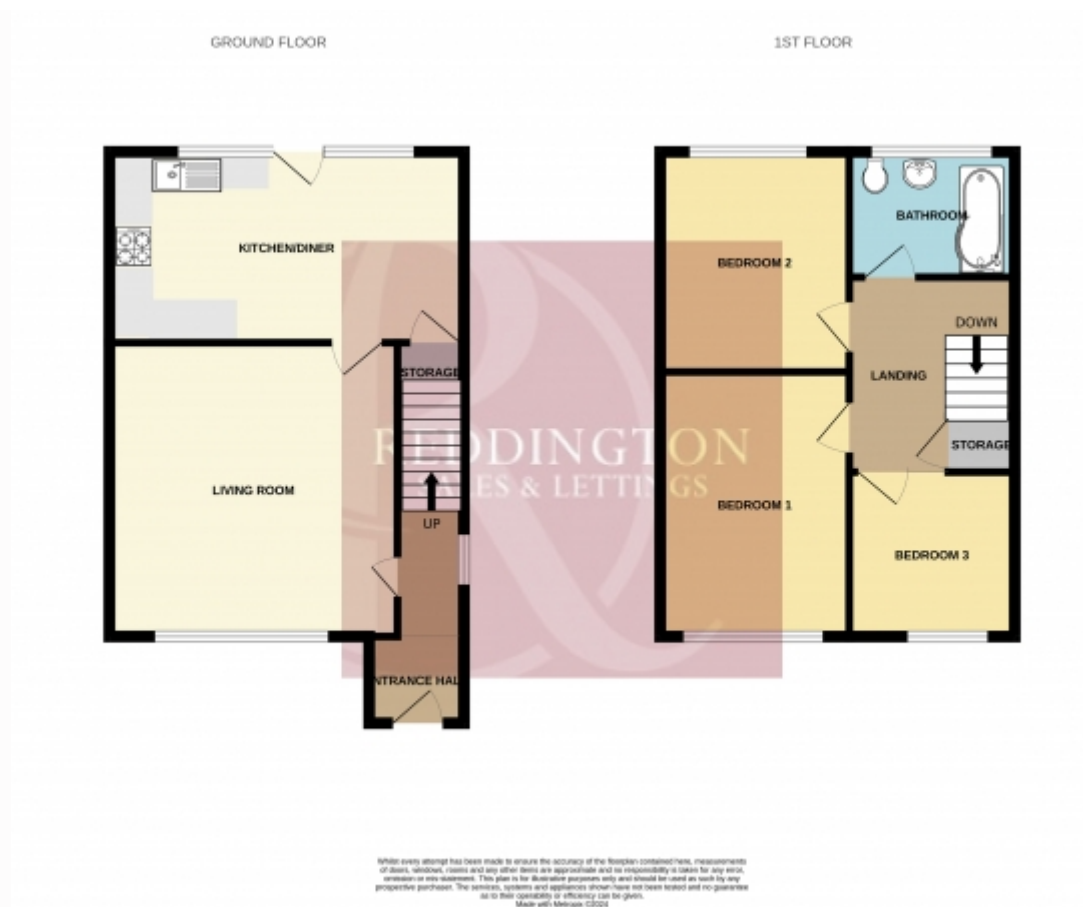
A great sized rear garden which is mostly laid to lawn. With slabbed pathway, slabbed patio area, planted border and gravelled area to the bottom.

#### 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.

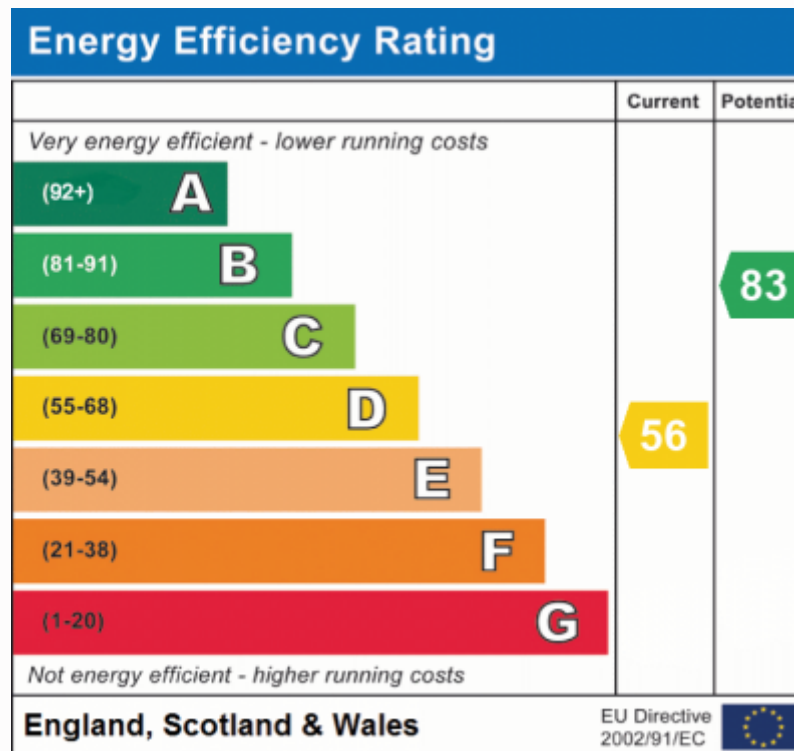






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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