

The Widon

Loughborough, LE11 3PE

John 
German






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£499,950



An excellent four bedroom, two bathroom family home set in this sought-after location that has a large through lounge, separate dining room and a breakfast kitchen alongside a useful study/family room. All complemented by mature private rear gardens and offered with no upward chain.

The property itself sits well back from the road behind a block paved driveway providing ample parking and access to the detached double garage. The driveway is flanked on both sides by lovely mature planted borders.

Step inside the property into a central welcoming spacious reception hallway that has a winding staircase leading off to a part galleried landing. Arranged around the hall is an excellent array of living space comprising a large through living room to your left which has a focal point fireplace and a walk-in front facing bay window alongside sliding double glazed patio doors that overlook and allow direct access out to the pretty rear garden.

The formal dining room has a double door entrance and also has a walk-in bay window, again overlooking the gardens. Directly adjacent to the dining room is the family breakfast kitchen and subject to relevant professional advice, these two rooms could be combined into one larger open plan living space should a buyer require.

The breakfast kitchen again offers lovely views across the gardens from its dual aspect windows. Cabinets wrap around three sides of the room with roll top counter tops having integral gas hob with eye level oven and an integrated dishwasher.

Leading off the kitchen is a useful utility room with further cabinets, sink and appliance spaces plus a door to the side courtyard.

There is also a useful third reception room with window to the fore, ideal as study or family room. Last but not least there is a guest's cloakroom.

Climb the winding stairs the first-floor part galleried landing that has a front facing window affording views towards woods in the distance. Arranged around there are four bedrooms all of a good size, bedrooms two and three have the benefit of built in wardrobes, bedroom one is a dual aspect room and has the benefit of its own en suite shower room.

The family bathroom is finished in white and has a panelled bath with mixer shower taps and screen, pedestal wash hand basin and WC plus complementary tiling to the walls.

Outside – As previously mentioned the gardens really are an excellent feature of this family home. From the front elevation, gated side access opens into a lovely paved courtyard flanked with mature shrubs and flowers alongside a small lawned area - this offers potential for further extension to the property, subject to planning permissions.

A pathway to the side turns into the main gardens themselves that are laid to lawn and offer fabulous privacy due to the leafy backdrop. They enjoy an almost full width paved patio area and two sets of steps lead down and culminate at the lovely corner summerhouse or potting shed.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.charnwood.gov.uk

Our Ref: JGA/20052022

Local Authority/Tax Band: Charnwood Borough Council / Tax Band F

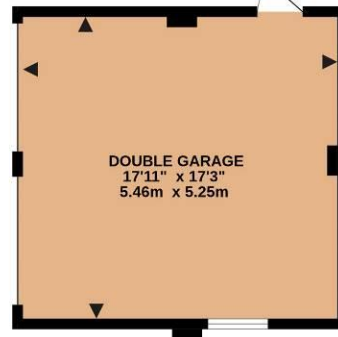
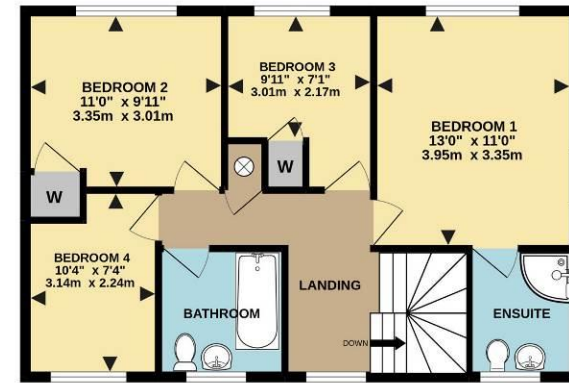




GROUND FLOOR



1ST FLOOR



John German
Estate Agents & Chartered Surveyors

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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