

Wilton Avenue

Loughborough, LE11 2AS

John 
German





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Guide Price £360,000

Positioned conveniently for the amenities of this popular university town, this well presented property offers spacious family living, benefiting from an en suite, off road parking, garage and rear garden.



Located just a short distance from the town centre, this spacious family home presents a fantastic opportunity, boasting generous accommodation along with four very well-proportioned bedrooms.

Set back from the road, the property has a tarmac driveway offering off road parking, along with an adjacent lawned front garden having planted borders.

The front door opens to a useful reception porch, providing a space for coats and shoes with access through to the lounge.

Having a large double glazed window to the front aspect, the lounge is an inviting reception space, with stairs rising to the first floor and a feature fireplace with brick surround.

Continuing through, the dining area has a double glazed patio door giving views out over the rear garden, with a door opening through to the kitchen.

The kitchen is smartly presented and offers extensive eye and base level storage units with work surface over. There are integrated appliances including an oven, microwave and electric hob, with further appliance space for a dishwasher, with the stainless steel sink and drainer unit positioned beneath one of the two windows to the rear aspect.

There are also two useful storage/pantry cupboards, and access to the rear porch.

The covered rear porch has doors to both a downstairs WC – ideal for when you're out in the garden! And also access to the garage, with light and electric points, as well as an up and over door to the front.

Upstairs, the landing gives access to the four bedrooms, and family bathroom.

Bedroom one is a large double, benefiting from the extension over the garage having two double glazed windows, ample space for freestanding storage and access to the generous en suite shower room with enclosed shower cubicle, WC, vanity hand wash basin and heated towel rail.

Bedrooms two and three are also both doubles, having the benefit of integrated storage.

Bedroom four is currently utilised as a study – providing an ideal space for home working if required.

Completing the first floor accommodation is the family bathroom, part tiled and having a white suite with panelled bath and shower over, WC, hand wash basin and heated towel rail.

Externally, the property enjoys a well maintained and landscaped rear garden, with a low wall separating the patio from the lawn, which has borders hosting a variety of plants and shrubs.

Note: There are covenants appertaining to this property, a copy of the land registry is available on request

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

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

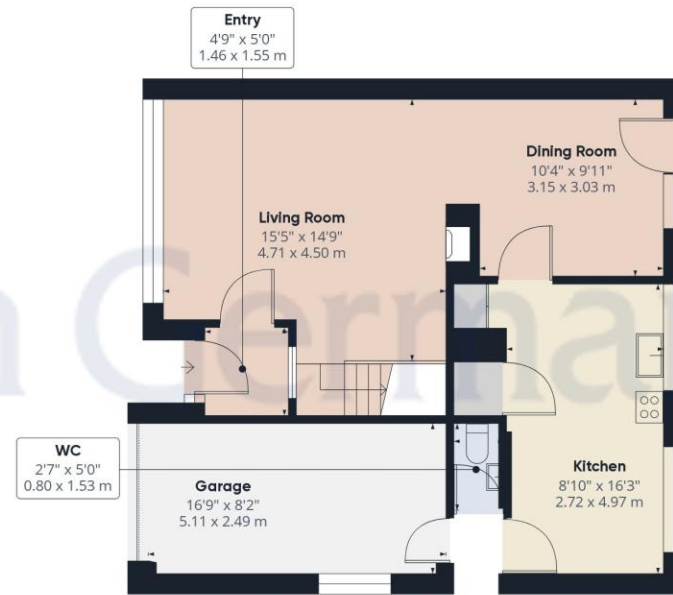
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA26022024

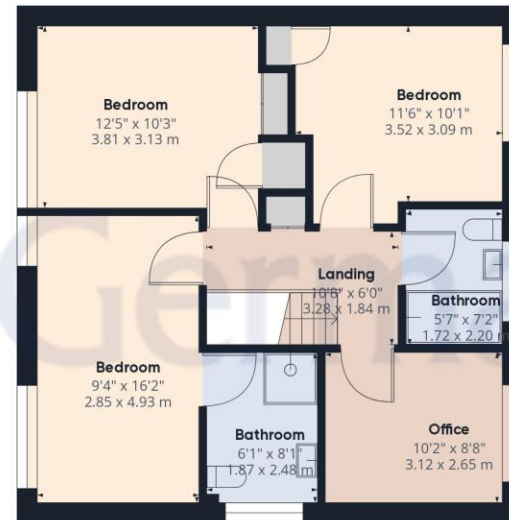
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1356.91 ft²

126.06 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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