



22 Windleden Road, Loughborough

£145,000 Leasehold

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The home is formed of a central entrance hallway, which provides access to the property's two bedrooms, lounge and bathroom. The nexus of the home is the stellar living room, a spacious area which benefits from a glazed sliding door to the rear, flooding the space with natural light. The living room then opens into the kitchen, which benefits from traditional cabinetry, a large pantry, and a gas connection for an oven.

As previously mentioned, the property benefits from both master and guest bedrooms. The larger of the two benefits from superb built-in storage, whilst the second bedroom is an ideal space for guests, or would function as an excellent study or workroom.

The accommodation is completed by the fantastic bathroom, which is equipped with sleek PVC panelling and a sublime walk-in shower.

Externally, the home benefits from a patio area, as well as charming communal gardens, maintained by the management company.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Loughborough is a lively town housing a wide range of shopping facilities, numerous cafes, and, a world-renowned university and schooling of all grades. Loughborough is well placed for commuters, with a well-serviced rail network, immediate access to the M1 providing fast access North and South, and the surrounding cities of Leicester, Derby and Nottingham are all within easy commuting distance.



Entrance hall

Lounge diner

14' 1" x 10' 8" (4.28m x 3.26m)

Kitchen

10' 4" x 8' 0" (3.15m x 2.45m)

Bedroom one

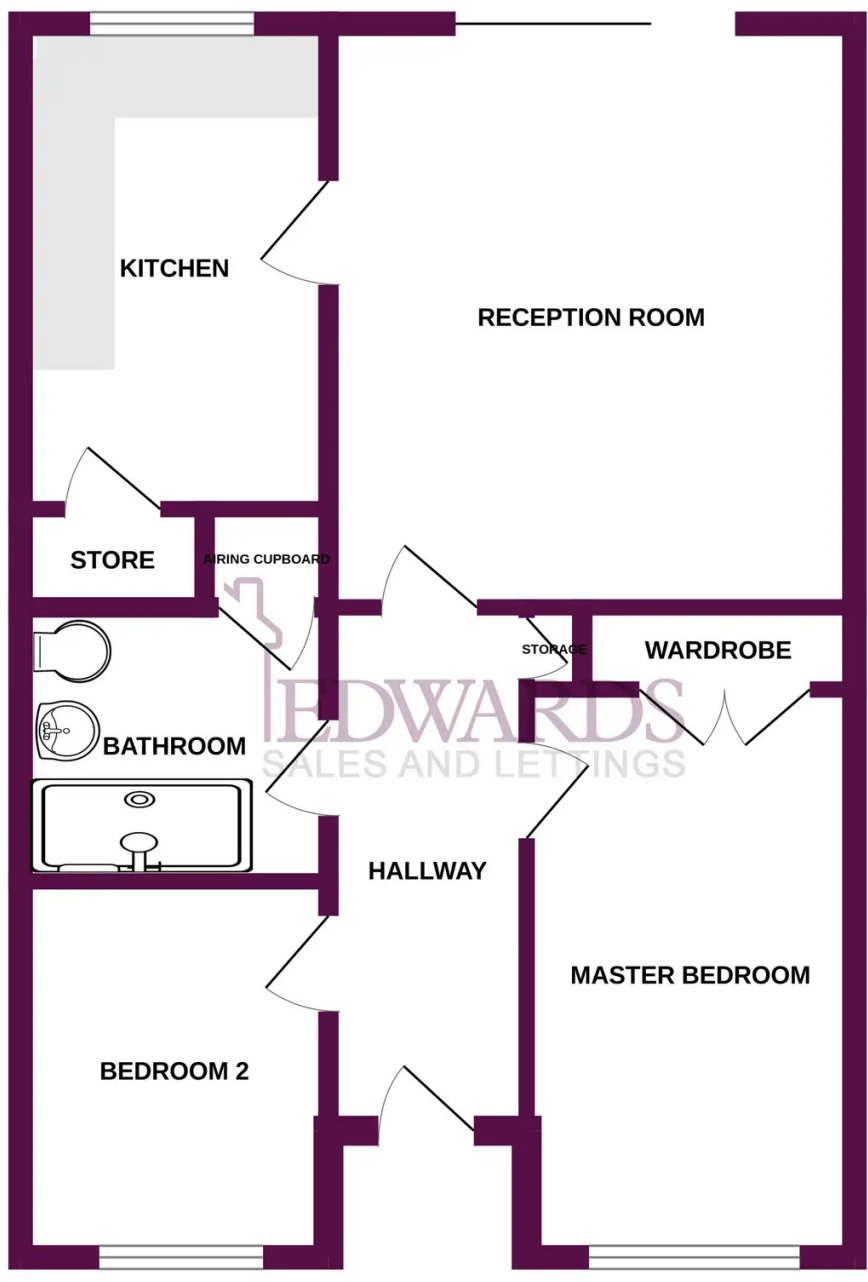
10' 9" x 7' 11" (3.28m x 2.41m)

Bedroom two

10' 1" x 7' 5" (3.08m x 2.27m)

Shower room





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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