



Wisteria Way, Loughborough

welcome to

Wisteria Way, Loughborough

Situated in a quiet residential area surrounded by similar modern homes, this property offers excellent access to local amenities, schooling, transport links and green spaces.

This is a fantastic opportunity to acquire a modern, move-in-ready family home!

Entrance

A welcoming entrance with access to the lounge, kitchen diner, wc and stairs to the first floor.

Living Room

16' 9" x 15' 6" (5.11m x 4.72m)

A dual-aspect reception room with three windows, neutral décor, carpeted flooring and ample space for seating and media units.

Kitchen/Diner

15' 5" x 9' 6" (4.70m x 2.90m)

Modern high-gloss fitted kitchen with integrated oven, hob, extractor, tile flooring, window to the front and space for dining table. French doors opening to garden and a door providing access to the utility room.

Utility

6' 7" x 5' 7" (2.01m x 1.70m)

Additional fitted units with space for washing machine and tumble dryer, stainless steel sink and drainer, houses the boiler and has access to garden.

Ground floor Wc

Modern two-piece suite with WC, wash basin, tiled flooring and a radiator.

Bedroom One

12' 2" x 9' 6" (3.71m x 2.90m)

Bedroom one offers built in wardrobes, carpeted flooring, access to ensuite and a window to the front.

Ensuite

A modern shower room with WC, hand wash basin, walk in shower, window to the rear, partially tiled walls and a heated towel rail.

Bedroom Two

9' 6" x 7' 7" (2.90m x 2.31m)

Bedroom two offers carpeted flooring, double glazing to the front and a radiator.

Bedroom Three

9' 6" x 7' 7" (2.90m x 2.31m)

Bedroom three has carpeted flooring, a radiator and a window to the rear.

Bathroom

A three-piece suite with panel bath, shower overhead and glass screen, wc, hand wash basin, partially tiled walls and a heated towel rail.

Outside

Attractive corner-plot frontage with well-maintained shrubs and lawned areas, side gate providing access to the low-maintenance paved garden with pergola feature, planted borders and secure fencing—perfect for outdoor dining and relaxation.

This property also offers a single garage with rear access door and driveway for off-road parking.





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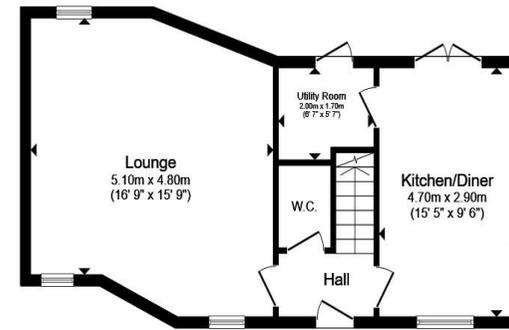
Wisteria Way, Loughborough

- Contemporary kitchen/diner with French doors to the garden
- Separate utility room and convenient downstairs WC
- Main bedroom with en-suite and built-in storage
- Low-maintenance landscaped garden with patio and pergola feature
- Detached single garage with power and lighting

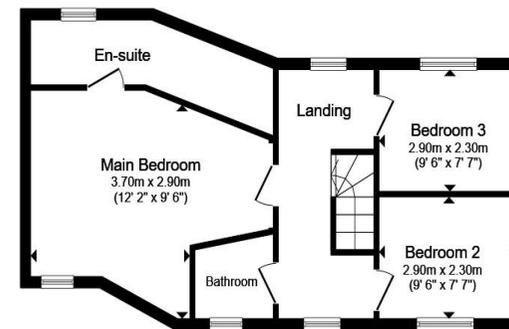
Tenure: Freehold EPC Rating: B

Council Tax Band: C

£320,000



Ground Floor



First Floor

Total floor area 99.1 m² (1,067 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
LBH115730 - 0006

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