



## 15 Windledon Road, Loughborough

This retirement bungalow, offered in fine order throughout, situated in the highly sought-after Knighthorpe Lodge over 55's retirement development operated by Longhurst Housing Ltd offering a full management service for a monthly fee. The property is held leasehold & has accom inc porch, hall, 2 bedrooms & spacious shower room, good-sized lounge/diner with bay and patio doors to the gardens plus fitted breakfast kitchen with pantry. There are well maintained communal grounds, residents parking & situated close to local amenities, Doctors Surgery, bus routes & shops. No upward chain. EPC rate pending.

**£124,950**

## GENERAL INFORMATION

Loughborough offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest and the M1/M42 motorways.

Loughborough also offers a fine range of amenities including excellent shopping, schooling for all ages, a wide variety of recreational amenities and regular public transport services by both road and rail to Nottingham, Derby, Leicester, London and beyond.

## TENURE

Knighthorpe Lodge is an over 55's retirement development operated by Longhurst Housing Ltd. For more details on the age policy please contact our offices. The property is held leasehold with a full-management service for a monthly fee (to be confirmed) which usually covers: caretaker, emergency calls, upkeep of communal areas, insurance & management fees, major & general repairs to the buildings, boiler service and ground rent. Ask in our offices for more details.

## FRONTAGE

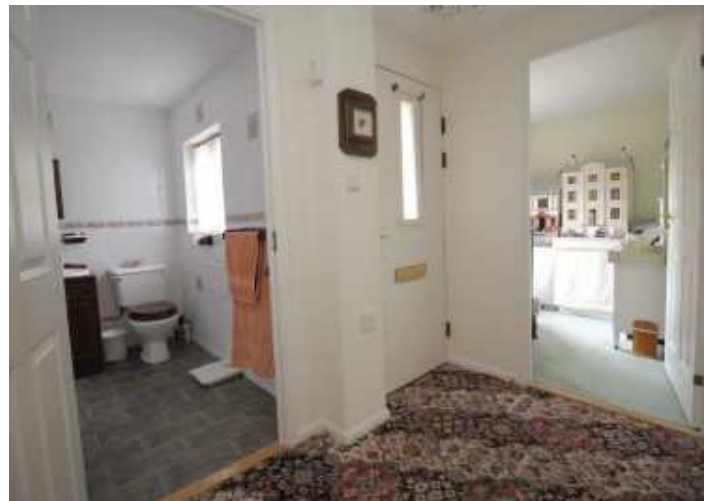
The property enjoys a 'tucked-away' corner position with the frontage having a slabbed pathway to the front entrance porch with a gravelled area and planting to side. The entrance porch itself has overhead light point and access at the side to the meter cupboard, with an internal composite-style door with double-glazed panel inset leading to:



## ENTRANCE HALL

2.5m x 1.5m (8'2" x 4'11")

A spacious entrance hall and as with the 'corridor-effect' as seen in bungalows and having loft access, smoke alarm, ceiling light point, central heating radiator and two useful cupboards off one housing the property's pre-lagged cylinder with immersion and linen shelving above as well as the hot water and heating timer controls, with the second cupboard offering storage and cloaks space with additional fitted shelves. Door also give access off the hall to the master bedroom, bedroom two/study, shower room and lounge/diner which in turn leads to the kitchen.





## LOUNGE / DINER

5.06m x 4.49m (16'7" x 14'9")

Dimensions exclude the walk-in double-glazed box bay to the property's side elevation with the room itself having double and single radiators, feature fireplace which creates a focal point for the room, multiple ceiling light points and TV plus telephone points, the room offers ample sitting and dining space and being larger than other nearby units, with uPVC double-glazed french doors with sun canopy above to a pleasant outside patio space overlooking the communal gardens. A door gives access off to:



## FITTED KITCHEN

3.26m x 2.60m (10'8" x 8'6")

With fitted base and eye-level units to two walls with space for cooker, upright fridge/freezer and washing machine, wall-mounted Worcester Green Star central heating boiler and 1 & ¼ bowl stainless steel sink with drainer and mixer, extractor fan, ceiling light point, radiator and uPVC double-glazed window to the property's side elevation plus a door leading off to a walk-in pantry with internal light and shelving.



## MASTER BEDROOM

3.43m x 3.23m (11'3" x 10'7")

Having uPVC double-glazed window again overlooking the communal gardens, central heating radiator with thermostat, ceiling light point and double doors giving access off to a built-in wardrobe with additional covered-in storage space to side.



## SHOWER ROOM

2.28m x 2.17m (7'6" x 7'1")

With full-height tiling to all walls and obscure uPVC double-glazed window to the side elevation, central heating radiator and three-piece white suite comprising low-flush WC, washbasin to vanity unit with double cupboard beneath and mixer tap plus double shower cubicle with Galaxy electric shower. Ceiling light point.



## STUDY/BEDROOM TWO

2.48m x 2.19m max (8'2" x 7'2" max)

With ceiling light point, central heating radiator and uPVC double-glazed window to the front elevation. A useful and flexible 'bedroom' or additional reception space, small dining room, home office etc.



## GARDENS

The property sits amongst well-maintained communal gardens which are in the main laid to lawn with each property having it's own patio space to the immediate rear. Having a corner position, the property enjoys a pleasant aspect to both rear and side elevations and is not overlooked whilst retaining easy access to the communal gardens which surround.



## REAR ELEVATION

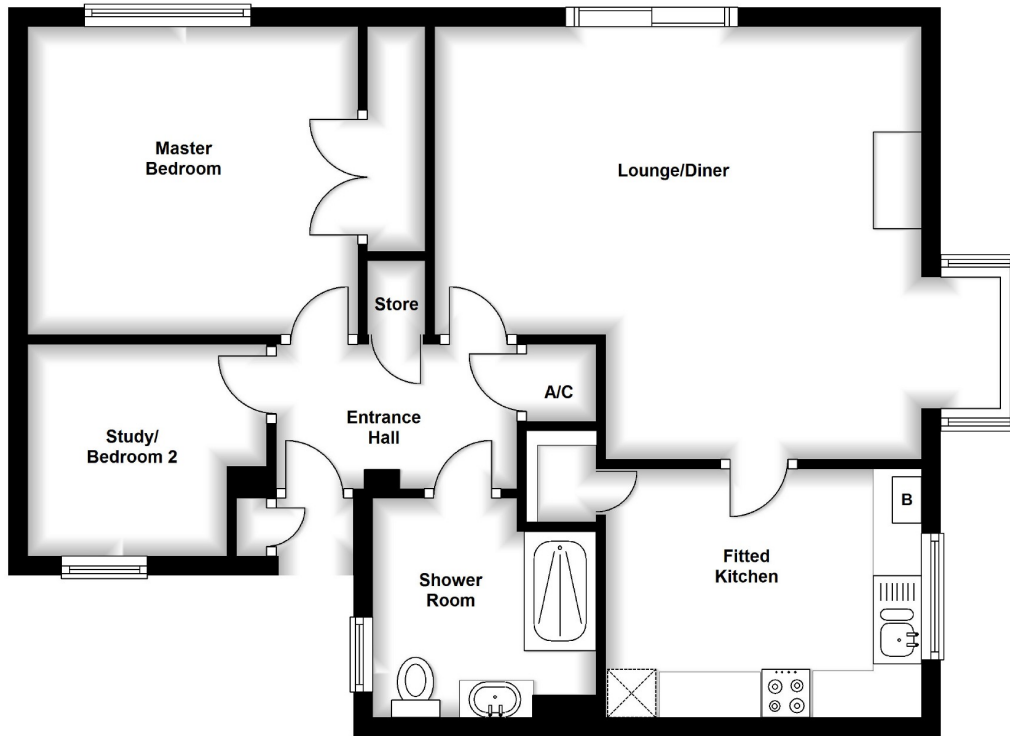






## Ground Floor

Approx. 645.6 sq. feet



### Directions

The property is best approached by leaving Loughborough westbound on the A512 Ashby Road and taking the right-hand filter at the traffic lights into Schofield Road. From Schofield Road take the 1st left at the mini-traffic island into Old Ashby Road and continue for some distance before taking an eventual right-hand turn into Windleden Road. Proceeding into Windleden Road and heading past the left-hand turn for DeLisle Court proceed up the gentle incline until the road bends around to the left and, park on the left before the bend in the visitors parking bay. The property is then located within the courtyard to the rear of the adjacent residents parking area, in the right-hand corner.

### Making an Offer

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

If you are making a cash offer we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it.

### Property Information Questionnaire

The vendor(s) of this property has completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.

### Important Information

Although we endeavor to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor. All floor plans and/or measurements shown/quoted are believed to be within 5% but must not be relied upon - purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

Please would you contact Moore & York to check the availability of any property and make a viewing appointment via ourselves before embarking on any journey to see a property to avoid disappointment.

### Floor Plans

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only.

### Surveys and Valuations

Moore & York are able to offer a comprehensive Survey and Valuation service of residential property. We undertake all types of valuations including

### Contact us on

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