



19 Windleden Road, Loughborough  
Loughborough

Offers in Region of £140,000



## 19 Windleden Road

Loughborough

Council Tax band: B

Tenure: Leasehold

- Over 60's Retirement bungalow
- Two bedrooms
- Breakfast kitchen
- Shower room
- Communal gardens and parking
- Conveniently located
- Monthly fee's payable
- Neutral decor
- No upward chain
- Lounge/diner & private patio to rear



## LOUGHBOROUGH

Loughborough is a thriving Market/University town and offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest and the M1/M42 motorways as well as travel throughout the midlands by road. The town offers a good range of major shopping brands and a wide spread of employers plus offers a fine range of amenities including excellent day-to-day shopping, private and state 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.

## EPC RATING

The property has an EPC rating of D (66); for further information and to see the full report please visit: <https://www.gov.uk/findenergy-certificate> and use the postcode when prompted.

## PORCH

The porch is open to the front elevation and has a ceiling light and shallow cupboard to the left hand side which houses the utility meters.

## HALL

3' 8" x 3' 3" (1.12m x 0.98m)

With composite door with glazed panel to the front elevation, ceiling light, radiator and internal door through to:

## LOUNGE/DINER

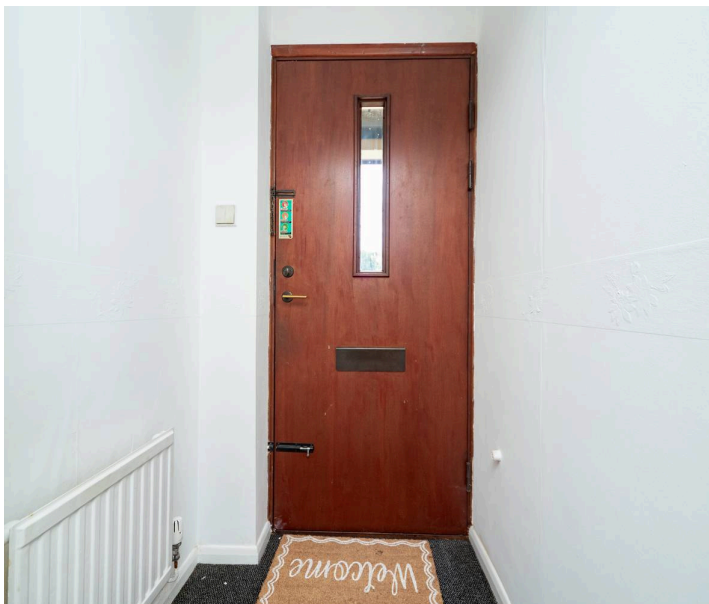
14' 4" x 12' 10" (4.36m x 3.91m)

With Upvc window to the front elevation, ceiling light point, central heating radiator, electric feature fireplace and doors to the kitchen and the inner hallway.

## KITCHEN

11' 6" x 7' 7" (3.50m x 2.31m)

With space for appliances (washing machine not included but fridge freezer, cooker and slimline dishwasher available subject to offer/negotiation) and plenty of storage units, roll edge worktops and useful built-in pantry cupboard. Upvc window to the





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## COMMUNAL GARDEN

The communal grounds are spread throughout the development and are maintained as part of the monthly service charge which applies to all properties within the development. There are lots of lawned, planted and seating areas enjoying both sun and shade. Communal bins stores are provided as well as plentiful parking spaces, some reserved for residents only and others for visitors use, which are scattered throughout the development. Each property has its own patio spaces and owners regularly cultivate the space thereabouts although once done this must be maintained by the owner.

## OFF STREET

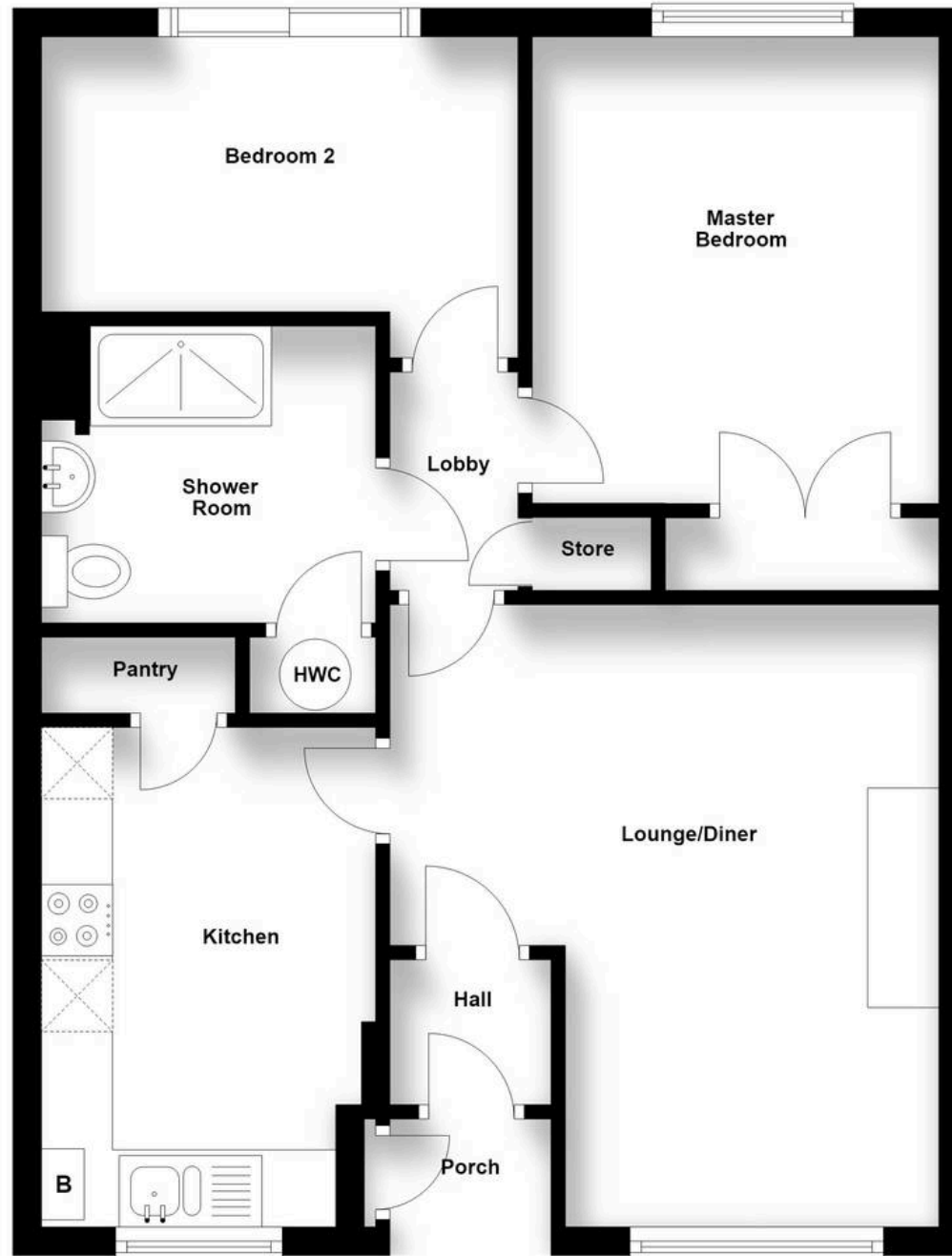
1 Parking Space

There are plentiful parking spaces, some reserved for residents only and others for visitors use, which are scattered throughout the development.



# Ground Floor

Approx. 565.0 sq. feet



Total area: approx. 565.0 sq. feet



## Moore & York

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