



Wilmington Court | Loughborough | LE11 2PS

Asking price £249,950



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

Wilmington Court |
Loughborough | LE11 2PS
Asking price £249,950

A well presented, larger than average three bedroom home situated in a popular residential area of Loughborough. The property offers spacious and practical accommodation, making it an ideal choice for families, first-time buyers or investors. The accommodation provides a conveniently spacious living room with extended dining room and kitchen. Upstairs, there are three bedrooms, providing flexibility for family living, guests or a home office, along with a family bathroom. Externally, the property benefits from a low maintenance front garden and enclosed rear garden as well as a garage. Wilmington Court is conveniently located for access to Loughborough town centre, local schools, shops and everyday amenities.

Mid-Town House	Living Room with Bay Window
Cul De Sac Position	Three Bedrooms
Modern Fitted Shower Room	Extended Dining Room
Extended Modern Kitchen	Lovely Low Maintenance Gardens
Single Garage	GCH and Upvc DG

Entrance Hall

Fitted with timber-effect laminate flooring which gives access to-

Living Room

A spacious room with a large bay window to the front elevation and timber-effect laminate flooring.

Dining Room

A large room which has French Doors to the rear, leading to the garden.



'Quiet Cul-de-Sac Position'



Kitchen

Fitted with a range of wall and base mounted gloss units which contrasts to the tiled splashbacks on the worktops. There is space to accommodate a dishwasher and washing machine. There is a window to the rear as well as a door leading to the garden.

First Floor Landing

Gives access to-

Bedroom 1

A large double bedroom with laminate flooring and window to the front.

Bedroom 2

A spacious double bedroom with timber effect laminate flooring and a window to the rear.

Bedroom 3

A good sized room with timber effect laminate flooring and a window to the front.

Shower Room

Fitted with a three piece suite comprising W/c, wash hand basin and walk in shower cubicle. There is also a window to the rear.

Outside

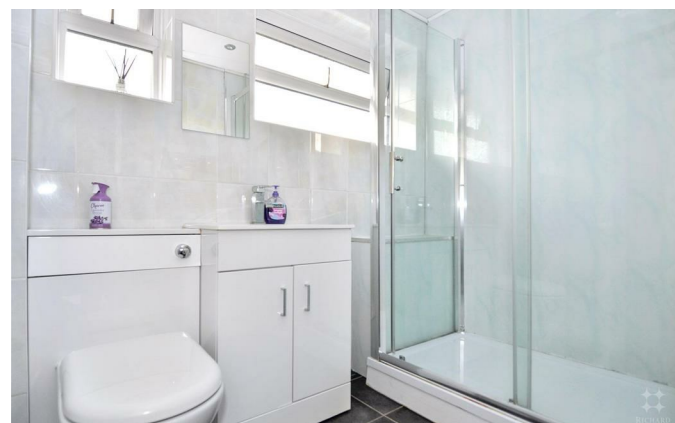
There is a large front garden with an array of shrubs and flowers and an enclosed rear garden with a shed and shared access to a single garage, which is set in a block accessed from Wilmington Court.

The Area

The property sits in a popular position with the picturesque 'Charnwood Water' nearby which is a popular recreational spot for birdwatchers and dog walkers alike. Its only 15 minutes walk to the town centre, the Loughborough Midland Mainline train station is a short walk away, providing a direct link to London St. Pancras in only 1hr 40mins. There are numerous shops and conveniences nearby and picturesque walks along the Canal and into nearby open countryside.

Extra Information

- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for



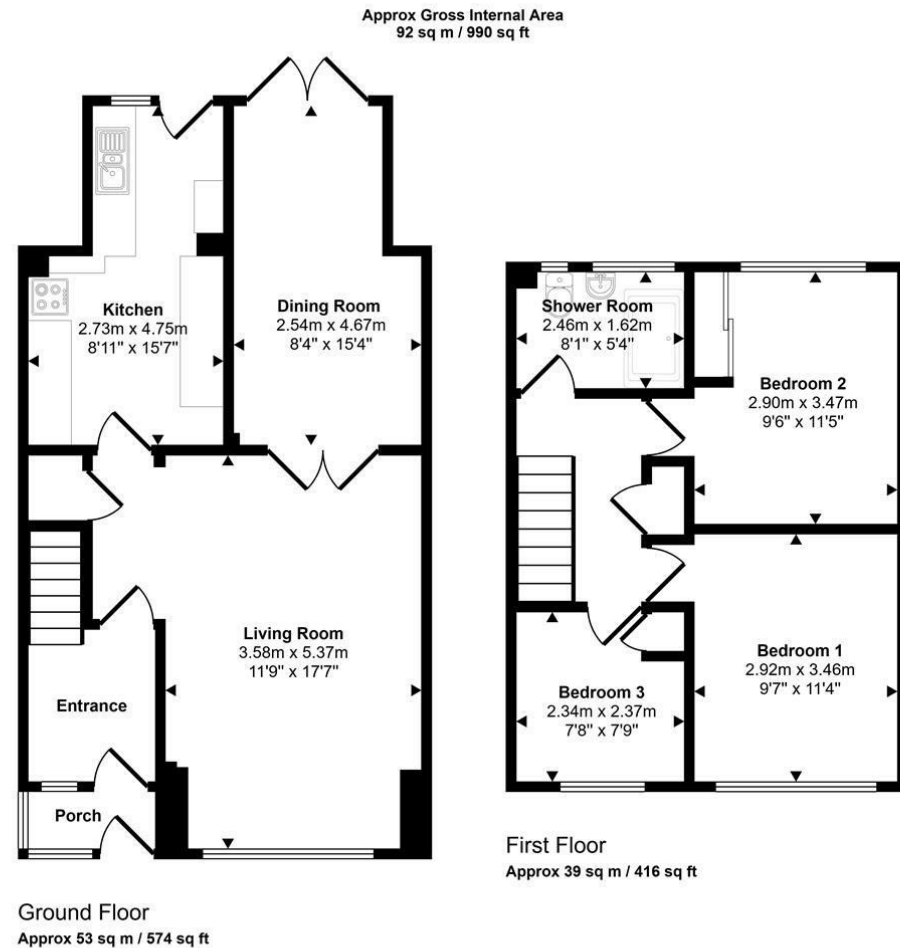
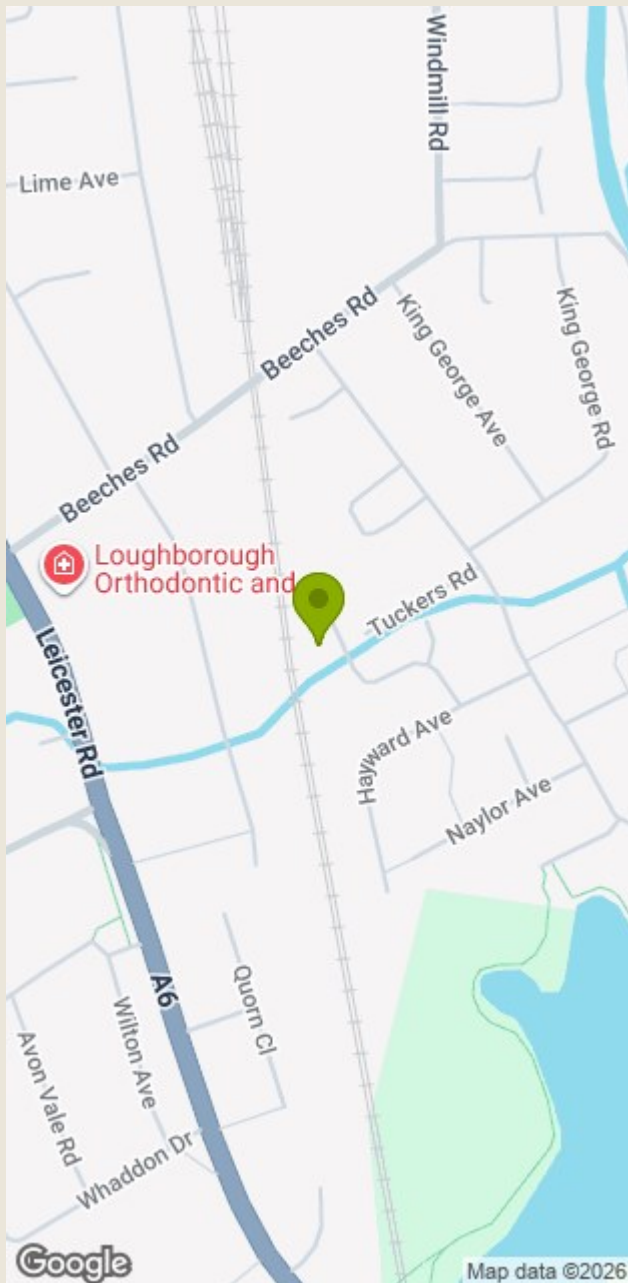
physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.

- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en_gb/broadband-coverage
- To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.



"An Ideal First Time Buy or Investment"





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

16 Churchgate
Loughborough
Leicestershire
LE11 1UD
01509 977 889
sales@richard-harrison.co.uk