



**Windlass Close, Loughborough**

**welcome to**

## **Windlass Close, Loughborough**

A beautifully presented and spacious modern family home positioned on a desirable corner plot. Featuring a stunning open-plan kitchen/diner, generous living room with French doors to the garden, three well-proportioned bedrooms including an en-suite master, and a stylish family bathroom.

### **Entrance**

A modern red-brick end-terrace property with a pathway leading to the entrance. The entrance is via a upvc double glazed front door which leads directly into the kitchen diner.

### **Kitchen Diner**

17' 1" x 12' 6" ( 5.21m x 3.81m )

The kitchen-diner has been designed for modern living, featuring sleek high-gloss cabinetry, generous worktop space, integrated appliances such as gas hob and cooker, laminate flooring, double glazed window to the front, stairs rising to the first floor and access to the ground floor wc. An open layout easily accommodates a family dining table and direct access into the living room offers a perfect sociable hub for cooking, dining, and everyday family life.

### **Lounge**

15' 5" x 12' 6" ( 4.70m x 3.81m )

A welcoming living room offering laminate flooring, French doors open directly onto the rear garden, double glazed window to the rear and a radiator.

### **Ground Floor Wc**

A modern and convenient ground-floor cloakroom fitted with a contemporary basin and WC. Wood effect laminate flooring and a double-glazed window to the front.

### **First Floor Landing**

First floor landing has stairs rising from the ground floor, carpeted flooring and doors to all first-floor rooms.

### **Master Bedroom**

13' 1" x 8' 2" ( 3.99m x 2.49m )

A beautifully presented master bedroom featuring a large window to the rear, built-in mirrored wardrobes providing excellent storage, carpeted flooring and a radiator. This room also benefits from access to a modern en-suite shower room.

### **En Suite**

A stylish and well-appointed en-suite featuring a contemporary white suite, walk-in shower, pedestal sink, low flush wc, partially tiled wall and double-glazed window to the side.

### **Bedroom Two**

10' 2" x 7' 3" ( 3.10m x 2.21m )

Bedroom two offers carpeted flooring, a radiator and a double-glazed window to the front.

### **Bedroom Three**

12' 10" x 6' 11" ( 3.91m x 2.11m )

A single bedroom with a double-glazed window to the rear. Currently arranged with a single bed and a dedicated study/desk area, this room is perfect as a child's bedroom, nursery, or work-from-home space.



## Bathroom

A modern family bathroom finished to a high standard, featuring a panelled bath with overhead shower and glass screen, contemporary tiling, a pedestal sink, and WC. Double glazed frosted window to the front.



## Outside

The home offers excellent kerb appeal and easy access to the allocated parking and surrounding amenities. A low-maintenance, fully paved rear garden offering a private outdoor entertaining space. The area includes a garden shed and fenced boundaries for added privacy and side gated access.



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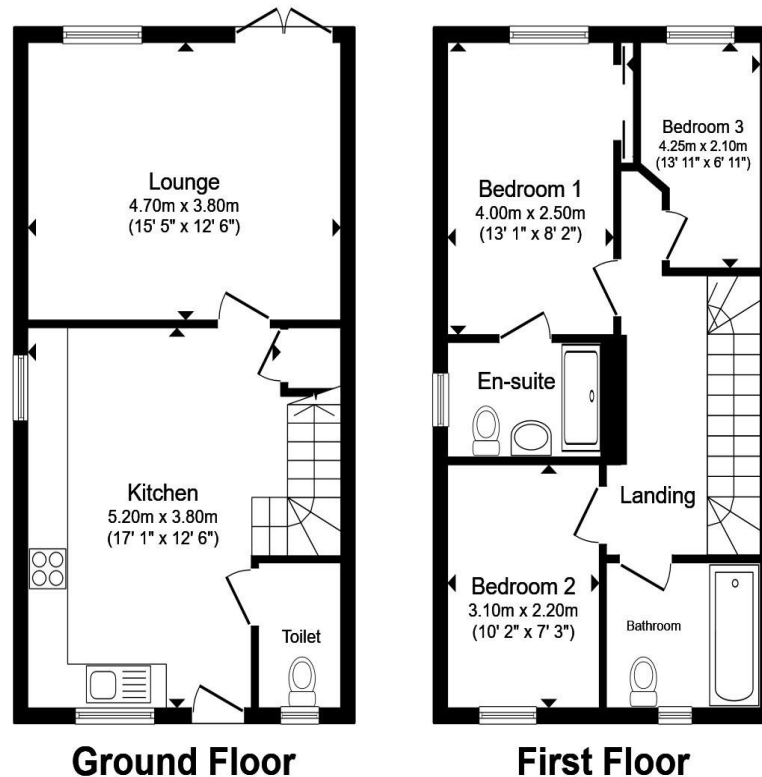
## Windlass Close, Loughborough

- CHAIN FREE
- Three Well-Proportioned Bedrooms
- Open Plan Kitchen/Diner
- Well Maintained Rear Garden
- Ensuite and Family Bathroom

Tenure: Freehold EPC Rating: B

Council Tax Band: C

**£250,000**



Total floor area 85.5 m<sup>2</sup> (921 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](http://www.propertybox.io)



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Property Ref:  
LBH115951 - 0006

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 **william h brown**



**01509 214686**



[loughborough@williamhbrown.co.uk](mailto:loughborough@williamhbrown.co.uk)



22-23 Swan Street, LOUGHBOROUGH,  
Leicestershire, LE11 5BL



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**