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Service without compromise

10 Westland Close, Lubenham, LE16 9UN









£280,000

Located in the highly regarded village of Lubenham, just a short distance outside of Market Harborough's vast range of amenities, and having its own fantastic range of local community events is this spacious semi-detached property. Accommodation is in good order with huge windows, supplying the property with a wonderful light and airy interior. It briefly comprises entrance hall, lounge, kitchen/diner, utility room, landing, three bedrooms and bathroom. To the outside there is a driveway with a front garden providing the opportunity to add more parking if required, a single garage, and a pleasant rear garden.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Entrance Hall



UPVC double-glazed front entrance door. Radiator. Stairs to first floor landing. Door through to lounge.

Lounge 14'11" x 14'5" (4.55m x 4.39m)



UPVC double-glazed window to front. Understairs cupboard. Radiator. Door to kitchen/diner.



Kitchen/Diner 17'9" x 10'4" (5.41m x 3.15m)



Aluminum double-glazed sliding patio doors to rear. UPVC double-glazed window to rear. Fitted range of wall and floor mounted units. Space for cooker. Space and plumbing for dishwasher. Space for fridge/freezer. Radiator. Door through to utility room.

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Utility Room 8'2" x 7'7" (2.49m x 2.31m)



UPVC double-glazed rear entrance door. UPVC double-glazed window to rear. Space and plumbing for various appliances. Radiator. Door through to garage.

Landing



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Bedroom One 13'7" x 11'3" (4.14m x 3.43m)



UPVC double-glazed window to front. Fitted wardrobe. Radiator.



Bedroom Two 11'1" x 9'4" (3.38m x 2.84m)



UPVC double-glazed window to rear. Two built in wardrobes. Radiator.



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Bedroom Three 10'5" x 6'5" (3.18m x 1.96m)



UPVC double-glazed window to front. Cupboard housing Baxi combination gas central heating boiler. Radiator.

Bathroom



UPVC double-glazed window to rear. White three piece suite comprising WC, wash hand basin and panelled bath with built in shower over. Radiator.

Front

Outside power point. Driveway for one car with a lawned front garden providing scope to add further parking if required.

Garage 17'2" x 7'8" max internal measurements (5.23m x 2.34m max internal measurements)

Up and over vehicle access door. Power and light connected. Radiator.

Rear Garden



Mainly laid to lawn with concrete patio and a variety of plant boarders. Water point and outside power point.





Note for Prospective Buyers

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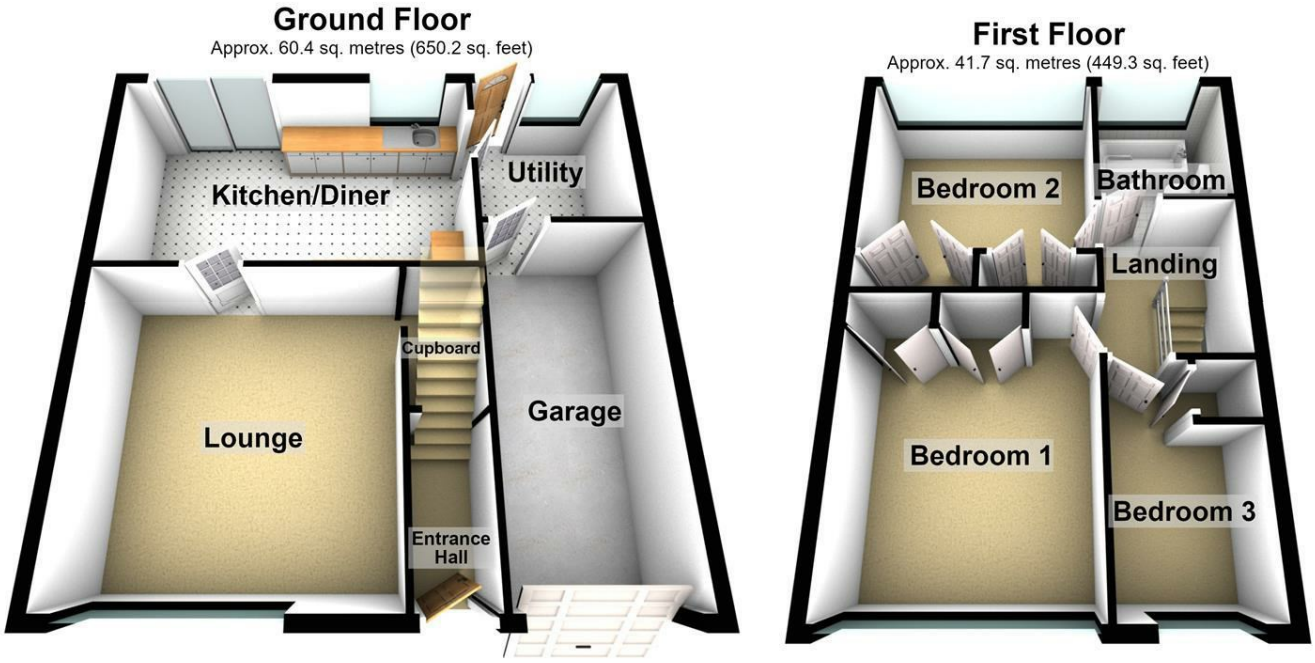


Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

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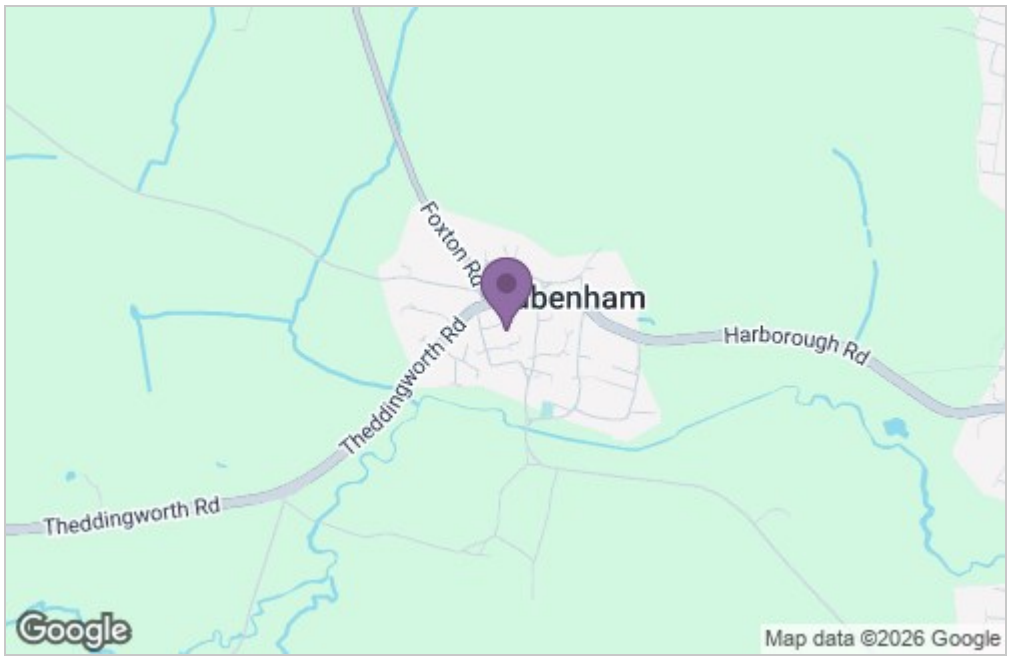
Floor Plan



Total area: approx. 102.1 sq. metres (1099.5 sq. feet)

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Area Map



Energy Efficiency Graph

