

# HoldenCopley

PREPARE TO BE MOVED

Wysall Lane, Loughborough, LE12 6RW

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Guide Price £375,000 - £400,000

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### STUNNING COUNTRYSIDE VIEWS...

This beautifully presented detached bungalow occupies a peaceful position within a sought-after village, offering convenient access to Nottingham, Loughborough, Melton Mowbray, Shepshed, and the Leicestershire border. Perfect for those seeking single-storey living, the property provides a ready-to-move-in home with stunning uninterrupted views over open fields. Stepping through the front door, you are welcomed by an entrance hall that leads into a modern fitted kitchen, thoughtfully designed with integrated appliances, a breakfast bar, and bi-folding doors that open seamlessly onto the rear garden, flooding the space with natural light. The spacious lounge and dining area provides a generous and versatile living space, with large windows framing the rear garden and the open countryside beyond, creating a bright and inviting atmosphere. The bungalow further comprises three well-proportioned bedrooms, each offering comfort and versatility, alongside a contemporary four-piece bathroom suite finished to a high standard. The front of the property features a neatly maintained lawn with planted borders, providing a colourful and welcoming aspect, alongside a driveway offering ample parking and access to the detached garage. At the rear, the south-facing garden is a particular highlight, providing a private and tranquil space to enjoy the sun throughout the day. The lawn is complemented by two practical sheds, one for wood storage and the other set up as a versatile workshop. Enclosed by panelled fencing, the garden offers both privacy and uninterrupted views over the surrounding fields, while an outside tap and external electrical sockets add practical convenience.

### MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Spacious Lounge/Dining Room
- Fitted Kitchen
- Four-Piece Bathroom Suite
- Garage & Driveway
- South-Facing Rear Garden
- Village Location
- Well-Presented Throughout
- Must Be Viewed





ACCOMODATION

Entrance Hall

12\*1" max x 10\*3" (3.69m max x 3.14m)

The entrance hall has solid wood flooring, a fitted base unit, a radiator, access into the boarded loft with lighting, an in-built cupboard, and a composite door providing access into the accommodation,

Kitchen

20\*5" x 10\*3" (6.24m x 3.14m)

The modern fitted kitchen features a range of base and wall units with worktops and a breakfast bar. It includes a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated Neff oven and microwave, an induction hob with extractor fan, an integrated wine fridge and dishwasher, as well as space and plumbing for a washing machine and fridge freezer. Additional features include a wall-mounted fire, TV point, recessed spotlights, ceramic tiled flooring, a UPVC double glazed window to the side elevation, and bi-folding doors opening onto the rear garden.

Lounge/Dining Room

27\*5" max x 10\*7" (8.36m max x 3.24m)

The lounge/dining room has two UPVC double glazed windows to the rear and side elevation, two radiators, a TV point, space for a dining table, and carpeted flooring.

Bedroom One

11\*10" max x 9\*10" (3.63m max x 3.01m)

The first bedroom has a UPVC double glazed window to the front elevation, two fitted wardrobes, a fitted dressing table, a radiator, recessed spotlights, and LVT flooring.

Bedroom Two

10\*4" x 8\*4" (3.17m x 2.56m)

The second bedroom has two UPVC double glazed windows to the front and side elevation, two fitted wardrobes, recessed spotlights, a radiator, and carpeted flooring.

Bedroom Three

7\*5" x 7\*3" (2.28m x 2.23m)

The third bedroom has a UPVC double glazed window to the side elevation, a fitted wardrobe, a TV point, a radiator, and carpeted flooring.

Bathroom

9\*10" x 6\*6" (3.00m x 1.99m)

The bathroom features a UPVC double-glazed obscure window on the side elevation, a concealed dual-flush W/C, and a countertop wash basin. There's a freestanding bath with a floor-mounted swan-neck mixer tap and shower fixture, alongside a walk-in shower fitted with a shower panel tower and handheld shower fixture. Additional highlights include a chrome heated towel rail, recessed spotlights, an extractor fan, partially tiled walls, and fully tiled flooring.

OUTSIDE

Front

To the front of the property, there is a lawn with planted borders containing a variety of plants and shrubs, a driveway with space for several vehicles, access to the detached garage, and a path leading to the rear garden.

Garage

16\*5" x 8\*1" (5.00m x 2.46m)

The garage has ample storage, and double doors opening out to the driveway.

Rear

To the rear, the property boasts a generous south-facing garden, perfect for enjoying the sun throughout the day. It includes an outside tap and external electrical sockets for convenience. The lawn provides a pleasant green space, while two sheds offer practical storage: one dedicated to wood and the other set up as a versatile workshop. The garden is enclosed by panelled fencing and benefits from uninterrupted views over open fields, creating a peaceful and private outdoor area.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Superfast Download Speed 75Mbps and Upload Speed 20Mbps

Phone Signal – Some voice coverage of 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

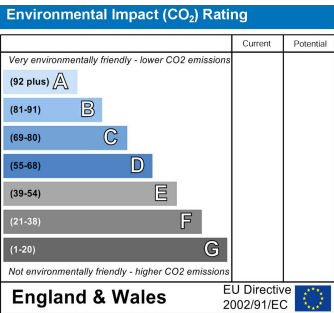
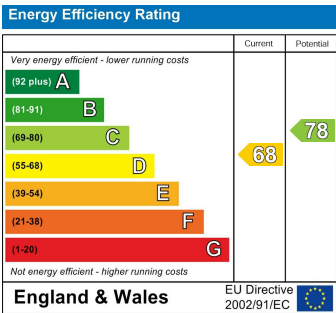
The vendor has advised the following:

Property Tenure is Freehold

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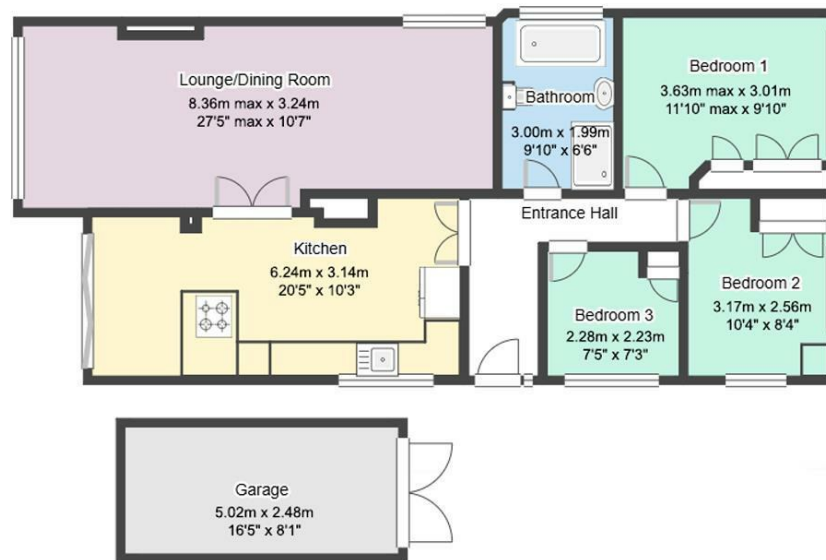
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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