



**DRAFT DETAILS**

**2 TRINITY CRESCENT, WYMESWOLD,  
LEICESTERSHIRE, LE12 6UQ**



**PRICE: £189,950**

Situated on the outskirts of this popular village, this three bedroom end terraced house offers scope for extension and further improvements subject to relevant planning permissions. Offering accommodation to include entrance hall with downstairs WC off, lounge overlooking the side garden, breakfast kitchen, lobby/utility area. To the first floor, two double bedrooms and single bedroom and family bathroom with four piece suite fitted. Situated on a corner plot with gardens on three sides as well as garage, outside brick store and parking. Energy Rating E.

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**Residential Sales**



## ACCOMMODATION:

**ENTRANCE HALL:** Staircase rising off to the first floor accommodation. Ceiling light point. Electric heater. Obscured double-glazed window to the side elevation. Doors through to:-

**DOWNSTAIRS WC:** WC and wall mounted wash hand basin. Obscure double-glazed window to the side elevation. Ceiling light point.

**LOUNGE:** 4.5m maximum minimising to 3.5m x 3.73m (14'9" maximum minimising to 11'7" x 12'3") Double glazed doors and side windows overlooking the rear garden. Ceiling light point. Electric heater. Open fire place. Understairs storage cupboard. Door through to: -

**BREAKFAST KITCHEN:** 4.42m x 2.79m (14'6" x 9'2") Comprises of a range of base and eye level units with worksurface. Inset 1½ bowl sink with side drainer and mixer tap over. Integrated electric oven and hob. Integrated fridge. Space for washing machine. Double-glazed window to the side elevation. Ceiling light point. Electric heater. Door to understairs cupboard.

**REAR LOBBY/UTILITY AREA:** 2.59m x 1.6m (8'6" x 5'3") Double-glazed window and door to the side elevation. Ceiling light point. Space for larder style fridge freezer or separate fridge and freezer and storage shelves.

**FIRST FLOOR LANDING:** Ceiling light point. Built-in cupboard housing the property's lagged immersion cylinder. Ceiling light point. Internal doors to: -

**BEDROOM 1:** 3.53m x 3.2m (11'7" x 10'6") Double-glazed window to the side elevation. Ceiling light point. Overstairs storage cupboard.

**BEDROOM 2:** 3.23m x 2.79m (10'7" x 9'2") Double-glazed window to the front and side elevation. Ceiling light point. Electric heater. Overstairs storage cupboard.

**BEDROOM 3:** 2.62m x 2.11m (8'7" x 6'11") Double-glazed window to the side elevation. Ceiling light point.

**FAMILY BATHROOM:** 2.13m x 1.91m (7' x 6'3") Comprises of a four piece suite to include bath, separate shower cubicle, WC and wash hand basin. Obscure double-glazed window to the side elevation. Ceiling light point. Electric fan heater. Heated towel rail.

**OUTSIDE:** The property is situated on a corner plot and has gardens to three sides. To the front, there is a walkway that leads to the composite front door. To the right hand side, which is the main part of the garden, is mainly laid to lawn with patio area to the rear of the property where the double doors are. Walkway leading up to the sectional garage, which has a personal access door to the rear and up and over door to the front. To the left hand side, there is a slated area with planting borders to either side. Outside brick store.





**DIRECTIONS:** From our office, proceed in a southerly direction on the A6/Leicester Road and at the first set of traffic lights, turn left onto the bypass. Follow the bypass along to the traffic lights, turning right onto Nottingham Road. Continue along Nottingham Road through the traffic lights, past the train station and continuing along through the village of Cotes. Shortly after entering the village of Hoton, turn right as sign posted for Wymeswold and continue along for some distance, taking the eventual left hand turn onto Trinity Crescent where Number 2 is the first house on the right hand side.

**SERVICES:** Electric, water drainage services are connected to the property. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

**TENURE/POSSESSION:** We understand the property to be freehold and vacant possession will be given upon completion of the sale.

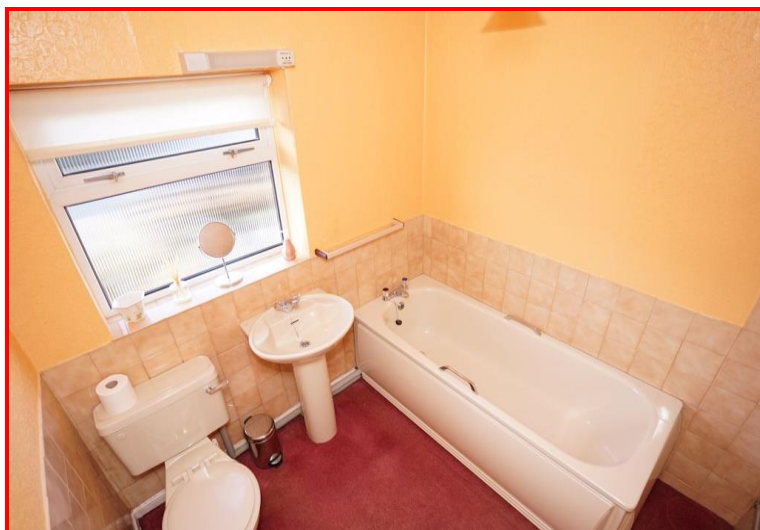
**LOCAL AUTHORITY:** Charnwood Borough Council, Southfields, Loughborough 01509 263151

**PURCHASE PROCEDURE:** Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

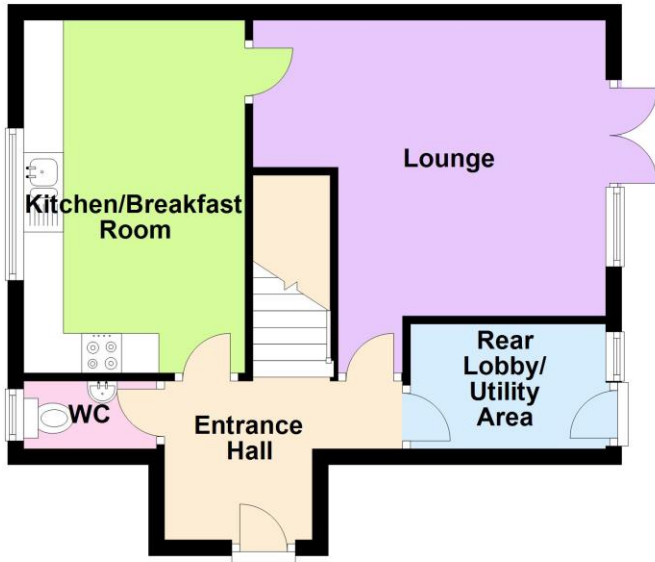
**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

**VIEWING:** Strictly by prior appointment through ourselves.

**IMPORTANT NOTE:** All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. Details produced on 19/02/2020. We are members of The Property Ombudsman scheme.



Ground Floor



First Floor

