

JAMES SELICKS

40 ALLENDALE ROAD

LOUGHBOROUGH LE11 2HY

GUIDE PRICE: £365,000





A delightful, modern detached family home boasting a stunning dining kitchen, three bedrooms and two bathrooms, located within the popular Grange Park Development.

Hallway • cloakroom • sitting room • dining kitchen • utility • master bedroom • en-suite • two further bedrooms • bathroom • front, side & rear gardens • driveway • single garage • EPC - D

Location

The development is situated close to the heart of Loughborough town centre, within walking distance of the railway station, providing good access to the Baxter Gate leisure park, with an 8-screen cinema and restaurants, as well as good access to the M1 motorway at Junction 23.

Accommodation

The property is entered via a storm porch and composite door into an entrance hallway with wood effect flooring, housing the stairs to the first floor. A useful ground floor cloakroom provides a two piece suite and further understairs storage space. The sitting room has windows to the front and side elevations, wood effect flooring and an Inglenook into the chimneybreast recess with a tiled hearth perfect for a log burner.

The stunning dining kitchen boasts an excellent range of cream fronted eye and base level units and drawers with wood effect preparation surfaces and upstands, a one and a half bowl stainless steel sink and drainer unit with mixer tap and window above overlooking the garden. Integrated appliances include a Zanussi fridge-freezer, a dishwasher, a Zanussi stainless steel oven with a four-ring gas hob, stainless steel splashback and further stainless steel Zanussi extractor unit above. Tile effect flooring and inset ceiling spotlights continue through to a space for a dining area with a window to the side and French doors leading onto the garden. The utility room houses the wall mounted Ideal Logic boiler and provides matching base and tallboy units and worktops, a stainless steel sink and drainer unit, space and plumbing for an automatic washing machine and tumble dryer.

The first floor landing has a window to the side and houses a useful storage cupboard. The spacious master bedroom has a built-in wardrobe, a window to the front and an en-suite with an opaque glazed window to the rear, providing a three piece suite comprising an enclosed WC, wall hung wash hand basin and a double shower enclosure, inset ceiling spotlights, a heated towel rail, part tiled walls and tile effect flooring. Bedroom two is also a double, with a window to the front and wood effect flooring. Bedroom three has a window overlooking the garden and wood effect flooring. The family bathroom houses the airing cupboard and water tank, and provides a three piece suite comprising an enclosed WC, wall hung wash hand basin and a panelled bath, inset ceiling spotlights, a heated towel rail, part tiled walls, tile effect flooring and a leaded, opaque glazed window to the front.

Outside

The property has a smart frontage with mature planters. A driveway provides off street parking and gives access to a large single garage with power and lighting and a boarded loft above. To the side/rear of the property are lawned gardens with a paved patio area and vegetable patch, planted borders, fenced and walled boundaries.

Tenure: Freehold. **Conservation Area:** None.

Local Authority: Charnwood Borough Council, **Tax Band:** D

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Full fibre, 150 mbps.

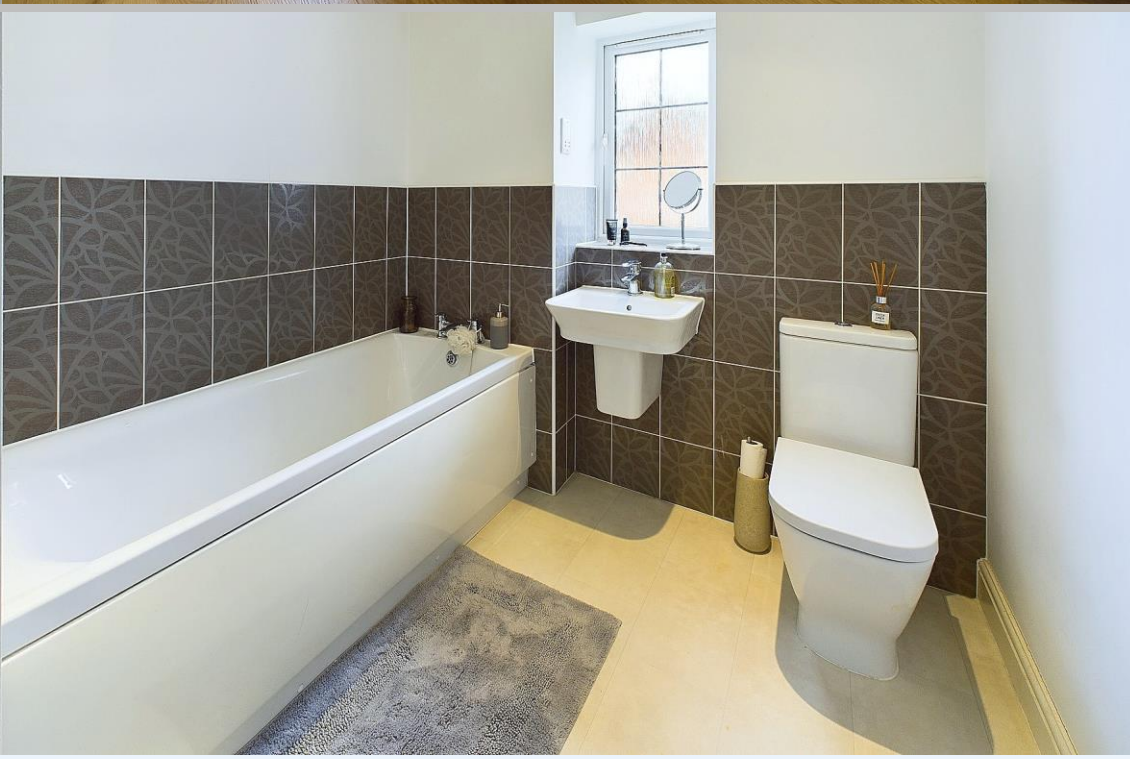
Wayleaves, Rights of Way & Covenants: Not to be used for commercial purposes.

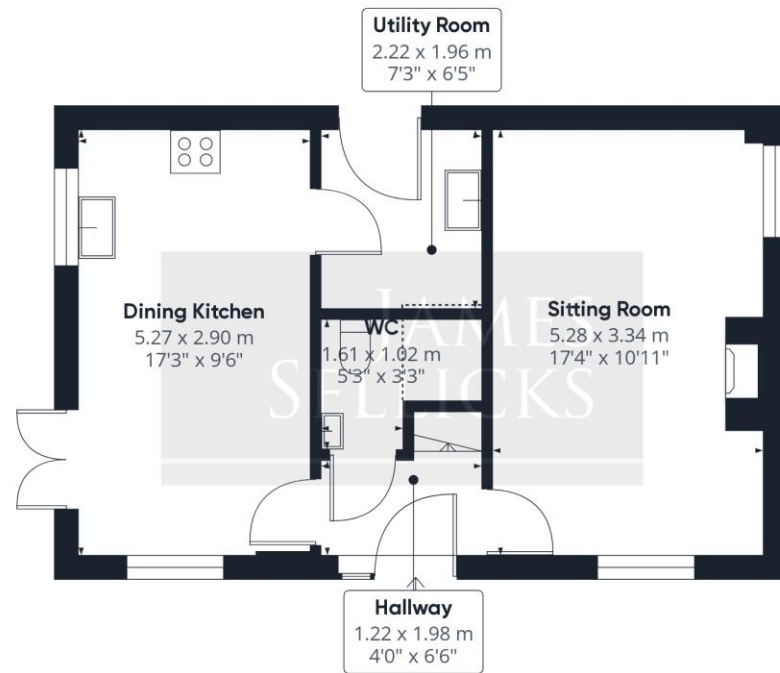
Flooding issues in the last 5 years : None our Clients are Aware of.

Accessibility issues : Two-Storey property, no accessibility modifications made.

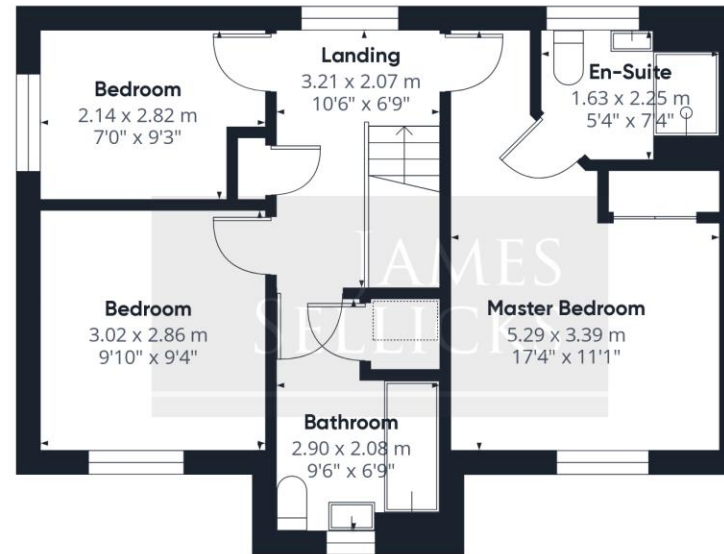








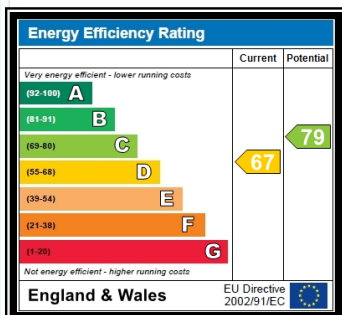
Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



Approximate total area⁽¹⁾

104.5 m²

1124.83 ft²

Reduced headroom

0.99 m²

10.69 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

