



FOR SALE

£375,000

4 Bed Detached House in Laburnum Way, Loughborough LE11 2FB



PROPERTY FEATURES

- No Chain
- Quite Cul-De-Sac
- Detached
- Three Reception Rooms
- En-Suite To Master
- Garage
- Family Home
- Popular Location
- Four Bedrooms
- Call To View



FULL DESCRIPTION

SUMMARY

*** No Chain *** Nestled in a quiet cul-de-sac is this well proportioned detached family home. The property is close to a selection of amenities, shops, schools, colleges and road networks. The accommodation comprises entrance hall, lounge, conservatory, dining room, study/office, breakfast kitchen, downstairs w.c., four bedrooms, en-suite to master, family bathroom, gardens to the front and rear, tandem driveway and garage.

ENTRANCE HALL

With stairs off to the first floor, under stairs storage cupboard, coving to the ceiling, thermostat, telephone point and radiator.

LOUNGE

16' 10" x 11' 3" (5.13m x 3.43m) With fireplace, coving to the ceiling, t.v. point, window to the rear elevation, radiator and French doors to the conservatory.

CONSERVATORY

12' 6" x 11' 1" (3.81m x 3.38m) With tiled floor, windows to surrounding elevations, telephone point and French doors to the rear garden.

DINING ROOM

10' 11" x 9' 2" (3.33m x 2.79m) With coving to the ceiling, radiator and window to the front elevation.

STUDY/OFFICE

9' 9" x 7' 11" (2.97m x 2.41m) With a selection of built in office furniture, coving to the ceiling, laminate floor, window to the front elevation and radiator.





WC

Comprising wash hand basin, low flush w.c., tiled splash backs, radiator and window to the side elevation.

KITCHEN/BREAKFAST ROOM

17' x 10' 8" (5.18m x 3.25m) Comprising base and wall mounted units with work surfaces, sink unit with drainer, tiled splash backs, tiled floor, gas hob, electric cooker and extractor hood, cupboard housing the boiler, plumbing for washing machine, built in dishwasher, radiator and windows to the side and rear elevations.

LANDING

With airing cupboard, radiator, window to the front elevation and access to the loft.

MASTER BEDROOM

12' 1" x 11' 7" (3.68m x 3.53m) With built in wardrobes, telephone point, windows to the rear elevation and radiator.

ENSUITE

8' 6" x 3' 11" (2.59m x 1.19m) Comprising shower cubicle, wash hand basin, low flush w.c., tiled splash backs, extractor fan, shaver point, window to the rear elevation and radiator.

BEDROOM

9' 2" x 8' 11" (2.79m x 2.72m) With built in wardrobes, radiator and window to the front elevation.

BEDROOM

8' 7" x 8' 1" (2.62m x 2.46m) With radiator and window to the front elevation.

BEDROOM

9' 5" x 8' 5" (2.87m x 2.57m) With radiator and window to the rear elevation.

BATHROOM

7' x 6' 3" (2.13m x 1.91m) Comprising panelled bath with shower over, wash hand basin, low flush w.c., tiled splash backs, extractor fan, shaver point, radiator and window to the side elevation.

OUTSIDE

The front of the property has a lawned garden with pathway leading to the front door. There is a tandem driveway running the side of the property and leads to the detached garage. The garage has an up and over door, light, power and a courtesy door to the rear garden. The rear garden is mainly laid to lawn with flower borders, garden shed, outside tap, gated side access and a fenced surround.



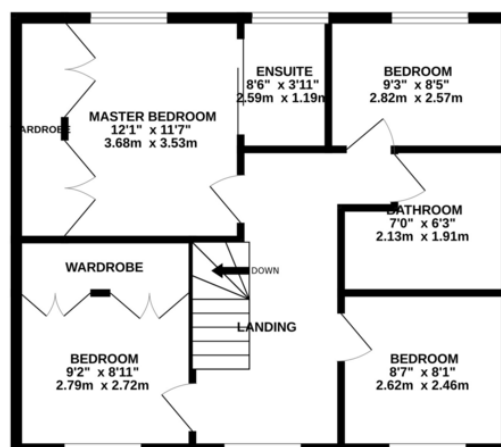
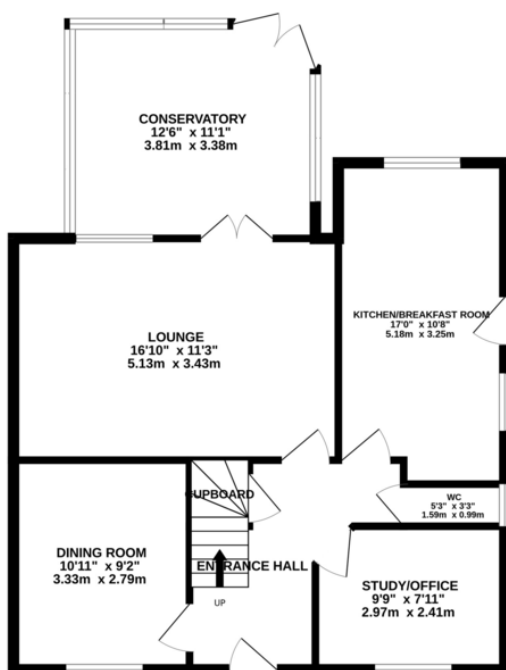


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		



GROUND FLOOR

1ST FLOOR



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

