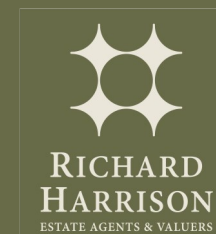




James Avenue | Loughborough | LE11 5QL
Guide price £340,000



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**** EXTENDED HOME WITH A WOODLAND BACKDROP ****

A substantially extended detached family home, set at the end of this highly regarded cul-de-sac backing onto woodland. The property features extensive accommodation which is particularly deceptive and is also well presented, the gas centrally heated and Upvc dg accommodation comprises entrance hall, w/c, lounge, dining room, conservatory and breakfast kitchen. To the first floor are 3 bedrooms and a bathroom. There is also a single garage and ample off road parking, the enclosed garden is well maintained and unoverlooked from the rear. Properties at this address are rare to the market and numerous local schools, shops and amenities at Gorse Covert are within a short walking distance.

Substantial Detached Home	Extended Accommodation
Three Bedrooms	Lounge and Dining Room
Conservatory and W/c	Extended Kitchen
Ample Driveway and Garage	Enclosed Rear Garden
Woodland Backdrop	Cul de Sac Position

Entrance Hall

A spacious hallway with upvc front door, full return staircase to the first floor and access to -

W/C

Fitted with a low level flush w/c, wash hand basin, window to the front and a wall mounted gas central heating boiler.

Lounge

A particularly large lounge with window to the front, electric living flame remote control fireplace, glazed double doors to -



*"Substantially
extended
accommodation"*



Dining Room

Offering ample room for a table and chairs, with a lovely view towards the garden through the conservatory, there is a sliding patio door into the conservatory and a door to the kitchen.

Kitchen

An extended kitchen featuring an ample range of modern wall and base mounted units finished in high gloss laminate frontage with contrasting worktops and tiled splashbacks. There is space for a range size cooker, space for additional appliances, windows to the side and rear and a double glazed stable style door to the side providing access to the garden. A door gives access back into the hallway.

Conservatory

A spacious conservatory enjoying a view over the garden and with ample space for furniture.

Landing

With a window at mid landing level and access to -

Bedroom 1

Featuring a vast range of fitted furniture, a window to the rear with a lovely elevated view towards woodland.

Bedroom 2

A good sized double bedroom with window to the front.

Bedroom 3

A generous third bedroom with fitted bedroom furniture and lovely views from the rear window.

Bathroom

Fitted with a modern three piece vanity storage suite comprising low level flush w/c, wash hand basin and bath with shower over. There are majority tiled walls, spotlights and window to the front.

Outside

A particular feature of this home is its position at the head of the cul-de-sac, with a long frontage comprising garden and driveway, with off road parking for a number of vehicles, including at the side leading to the single garage. The rear garden is well manicured with planted borders, lawn and patio, with ornamental pond and a lovely woodland backdrop to the rear beyond neighbouring properties.



The Area

Thorpe Acre is a particularly popular area of Loughborough. The nearby Stonebow Primary School is a short walk away, as is the Blackbrook nature reserve and brook. The Gorse Covert Shopping Precinct is a few hundred yards away and contains a vast array of shops and conveniences including Post Office, Chip Shop, Pharmacy and Dentist. Along with the community centre and Morrisons supermarket.

Extra Information

To check the Internet and Mobile coverage you can use the following link:

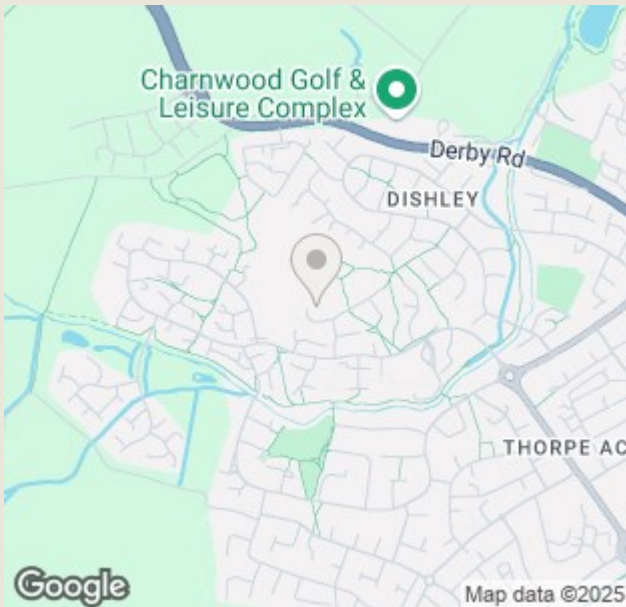
https://checker.ofcom.org.uk/en_gb/broadband-coverage

To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>

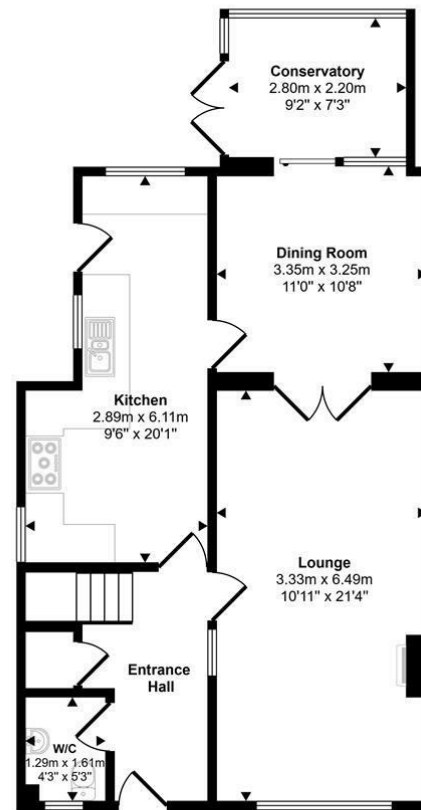


"Properties at this address are rare to the market"

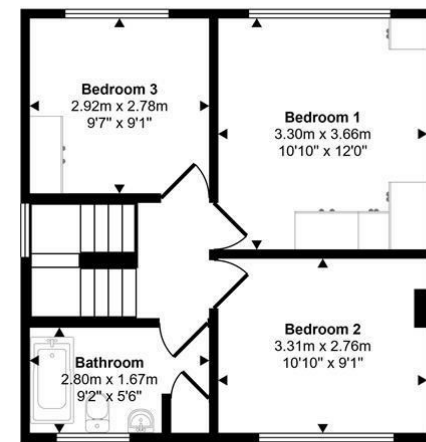




Approx Gross Internal Area
108 sq m / 1161 sq ft

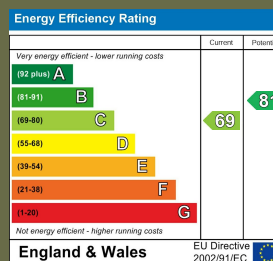


Ground Floor
Approx 66 sq m / 714 sq ft



First Floor
Approx 42 sq m / 447 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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