



Pitsford Drive | Loughborough | LE11 4NZ

Asking price £425,000



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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A perfect family home, superbly presented and sitting on a private driveway of only three properties within this much sought after and highly regarded address. The property has four double bedrooms, two shower rooms and a huge amount of family orientated living space, including large lounge, conservatory, dining room and a bespoke fitted breakfast kitchen. There is a double garage, off road parking and beautifully manicured gardens front and rear. The property is superbly situated for ease of access to Loughborough University and nearby schools, shops and amenities including the A512/M1.

Large Family Home	Situated on a Private Driveway
Much Sought After Address	Close to Loughborough Uni
Four Double Bedrooms	Large Lounge and Dining Room
Bespoke Fitted Kitchen	Two Shower Rooms
Double Garage	Beautiful Gardens

Entrance Hall

A particularly large hallway with laminate flooring, stairs to first floor and access to -

Lounge

Boasting a vast amount of flexible space and being much larger than most, this substantial lounge has window to the front, feature fireplace and patio door to the conservatory.

Conservatory

Constructed by Anglian, this quality conservatory has brick base and Upvc windows with fitted blinds. There is a wonderful view over the garden and is a real sun-trap.



"Situated in a tucked away position"



Dining Room

Offering a vast amount of space for table and chairs, with window to the front. This dining room could also be used as a playroom or snug.

Breakfast Kitchen

Featuring a wide range of units finished in Oak with Granite worktops, bespoke fitted by Charnwood Kitchens. This superb kitchen has space for range cooker, washing machine and a very clever banquette seating with storage and matching hand crafted breakfast table. There is a window to the rear, travertine tiled flooring and door to -

Rear Hall

With Upvc door to the garden and access to a storage cupboard.

Ground Floor Shower Room

Beautifully fitted with a three piece suite comprising vanity low level flush w/c, wash hand basin and shower cubicle. There are tiled walls/floor and a window to the rear.

First Floor Landing

With loft access and access to all rooms.

Bedroom 1

A substantial bedroom with window to the front, fitted bedroom furniture by Hammonds (bedside tables not inc) and a fitted matching headboard.

Bedroom 2

A large double bedroom with fitted bedroom furniture and window to the front.

Bedroom 3

A large bedroom with fitted bedroom furniture by Hammonds, matching headboard and a window to the rear overlooking the garden.

Bedroom 4

A spacious bedroom with fitted wardrobe, window to the rear overlooking the garden.

Shower Room

Fitted with a modern three piece suite comprising vanity low level flush w/c, wash hand basin and shower cubicle. There is a window to the rear and luxury tiling to the floor and walls.



Outside

One of the most superb features of this property is the manicured garden to the front and rear of the house. There is a vast array of shrubs and plants, with a spacious driveway, lawn and patios with secret seating areas. There is a double garage with electric up and over door, storage above, power and light points and a window and door to the side. Behind the garage is an externally accessible storage cupboard with power and lighting, ideal for a tumble dryer.

The Area

The property is perfectly situated with a number of amenities within short walking distance, including Thorpe Acre School, Booth Wood and Charnwood College. Loughborough University is a short distance away and easily accessible from the Engineering side of campus. Loughborough town centre offers a wide range of amenities including Loughborough train station with direct link to London St Pancras in 1hr 40mins.

Extra Information

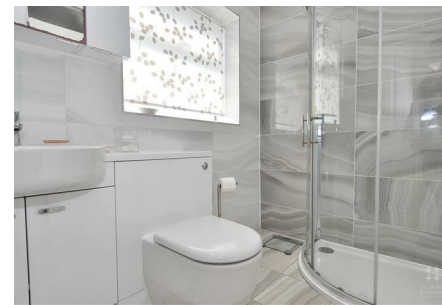
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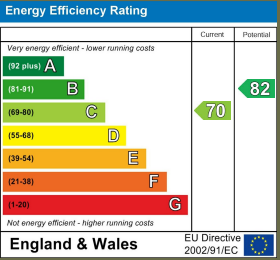
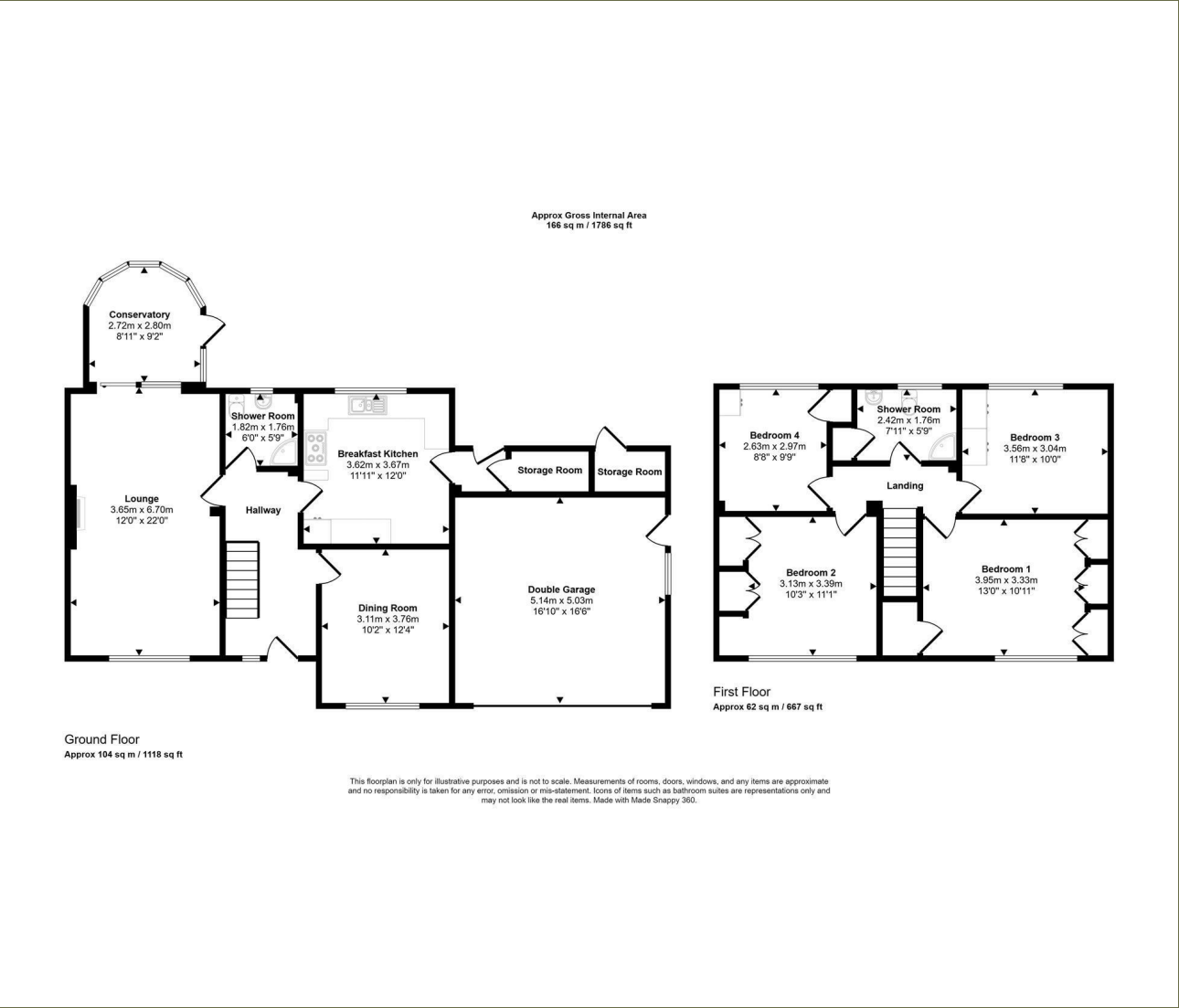
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"Superbly presented throughout"





16 Churchgate
Loughborough
Leicestershire
LE11 1UD
01509 977 889
sales@richard-harrison.co.uk