



Montague Drive, Loughborough

welcome to

Montague Drive, Loughborough

William H Brown welcome to the market this WELL-PRESENTED DETACHED home in the popular FOREST SIDE of Loughborough. The property comprises in brief' hallway, lounge/diner, breakfast kitchen, ground floor w/c, four bedrooms, bathroom, driveway, garage & rear garden! CALL NOW FOR AN EARLY VIEWING!

Entrance Hallway

Entering the property through the front door leads you into the hallway with doors off the lounge diner, ground floor w.c and has stairs rising to the first floor.

Ground Floor W.C

The ground floor w/c has a low level w/c, wash hand basin with tiled splashback, radiator, frosted double glazed window to the front elevation and tiled flooring.

Lounge Diner

21' 8" x 12' 2" (6.60m x 3.71m)

The lounge area has a double glazed window to the front elevation, radiator, television aerial point, gas coal effect fireplace with bricked surround, coving to ceiling and carpeted flooring which continues through to the dining area.

The dining area has a door to the kitchen, radiator and double glazed sliding doors leading out to the rear garden.

Breakfast Kitchen

13' 8" x 9' 8" (4.17m x 2.95m)

The kitchen has a range of wall and base units with work surfaces over, fitted appliances such as; cooker with four ring gas hob and cooker hood over, dishwasher, fridge/freezer, one and half bowl sink drainer. There is a double glazed window to the rear elevation, radiator, tiled flooring, part tiled walls, door to understairs storage, a pantry which houses the central heating boiler and a upvc double glazed back door.

Landing

The landing has stairs rising from the ground floor, doors to all bedrooms, family bathroom and an airing cupboard.

Bedroom One

12' 6" x 11' 8" (3.81m x 3.56m)

Bedroom one has a double glazed window to the front elevation, radiator, fitted wardrobes with hanging rails and shelving,

Bedroom Two

11' 8" x 9' 9" (3.56m x 2.97m)

Bedroom two has a double glazed window to the front elevation, carpeted flooring and radiator.

Bedroom Three

9' 8" x 9' 2" (2.95m x 2.79m)

Bedroom three has a double glazed window to the rear elevation, radiator and carpeted flooring.

Bedroom Four

8' 9" x 6' 6" (2.67m x 1.98m)

Bedroom four has a double glazed window to the rear elevation, radiator and carpeted flooring.

Bathroom

The bathroom is fully tiled and has a three piece suite comprising low level w/c, wash hand basin and bath with shower over. There is a frosted double glazed window to the rear elevation and a chrome heated towel rail.

Outside

To the front of the property is a block paved driveway providing ample off road parking for two vehicles, side lawned area and side gated access to the rear garden.

The rear garden is mainly laid to lawn, patio seating area and is fenced and enclosed to boundaries.





Garage

The garage has an up and over door and power/light.

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- WELL-PRESENTED DETACHED HOME
- POPULAR FOREST SIDE OF LOUGHBOROUGH
- INTEGRAL GARAGE
- SPACIOUS LOUNGE DINER
- FOUR WELL-PROPORTIONED BEDROOMS

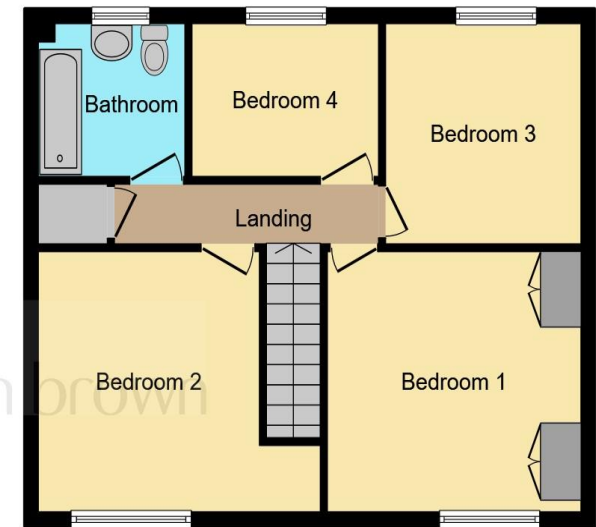
Tenure: Freehold EPC Rating: D

offers over

£350,000



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
LBH112925 - 0008

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