



**Chichester Close, Loughborough**

**welcome to**

## **Chichester Close, Loughborough**

AVAILABLE FOR VIEWINGS AGAIN! RECENTLY URGED INTERNAL IMPROVEMENTS! A fantastic three bedroom dormer styled semi-detached home on the forestside of Loughborough. Offered for sale with no chain!

### **Entrance Hallway**

Entering the property through the front door which is positioned to the side of the property leads you into the hallway with stairs rising to the first floor and doors to the lounge, kitchen, dining room and ground floor w/c. There is a door to a storage cupboard, wood laminate flooring and radiator.

### **Lounge**

18' 11" x 11' 1" ( 5.77m x 3.38m )  
The lounge has a double glazed window to the front elevation, carpeted flooring, gas fireplace with wooden mantel, television aerial point, door to under stairs storage and radiator.

### **Kitchen**

12' 11" x 7' 9" ( 3.94m x 2.36m )  
The kitchen has wall and base units with work surfaces over, space for a freestanding cooker with cooker hood over, plumbing for a washing machine, one and a half bowl sink drainer, tiled flooring, part tiled walls, radiator and double glazed windows to the front and side elevation.

### **Dining Room**

12' 7" x 11' 4" ( 3.84m x 3.45m )  
The dining room has a double glazed window to the rear elevation, upvc double glazed door leading to the rear garden, radiator and carpeted flooring.

### **Ground Floor Bathroom**

The ground floor bathroom has a three piece suite comprising low level w/c, wash hand basin and a bath with shower over. The bathroom is fully tiled, has a frosted double glazed window to the rear elevation and a wall mounted cupboard with mirrored front.

### **Landing**

To the first floor is a carpeted landing with doors to all bedrooms and the shower room.

### **Bedroom One**

11' 3" x 11' 1" ( 3.43m x 3.38m )  
Bedroom one has fitted wardrobes, drawers and overhead storage. There is a double glazed window to the front elevation, radiator and carpeted flooring.

### **Bedroom Two**

14' 1" x 7' 10" ( 4.29m x 2.39m )  
Bedroom two has carpeted flooring, double glazed window to the rear elevation and radiator.

### **Bedroom Three**

8' 7" x 7' 11" ( 2.62m x 2.41m )  
Bedroom three has a double glazed window to the front elevation, carpeted flooring, and a radiator.



## Shower Room

The shower room has a three piece suite comprising low level w/c, wash hand basin with tiled splashback and a fitted shower cubicle with shower over. There is a door to a storage cupboard.

## Outside

To the front of the property tandem driveway leading all the way to the rear garden to the detached built garage, a car port and a front garden space which is lawned with flower borders. The rear garden is mainly laid to lawn, access to the garage through the up and over door, borders filled with a range of shrubs and hedges. The garden is fenced and walled to boundaries.



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## Chichester Close, Loughborough

- RECENTLY UNDERGONE INTERNAL IMPROVEMENTS!
- PLEASANT CUL-DE-SAC POSITION
- POPULAR FOREST SIDE OF LOUGHBOROUGH
- THREE BEDROOMS
- TWO BATHROOMS

Tenure: Freehold EPC Rating: E

offers over

**£250,000**



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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 The Property  
Ombudsman

Property Ref:

LBH113335 - 0008

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