



**Perry Close, Woodhouse Eaves**

**welcome to**

## **Perry Close, Woodhouse Eaves Loughborough**

A Superb family home, occupying a larger than average plot and offering flexible accommodation comprising L-shaped lounge/diner, conservatory, kitchen and utility, two ground floor bedrooms and shower room, two first floor bedrooms and shower room, drive, garage and lovely gardens to three sides.

### **Entrance Porch**

The property is entered via an entrance porch with a upvc double glazed front door and side windows and an internal glazed front door.

### **Reception Hall**

The reception hallway has a front door from the porch, stairs rising to the first floor, doors leading off to ground floor rooms, two radiator.

### **Lounge / Diner**

23' 8" max x 19' 8" max ( 7.21m max x 5.99m max )  
The lounge diner is L-shaped, with an open fireplace with decorative stone surround and wooden mantel over, French doors opening to the rear garden and a door opens to the conservatory. There is a upvc doubleglazed window to the front, and a serving hatch to the kitchen. The dining area is currently sectioned off and used as a study space.

### **Breakfast Kitchen**

13' 11" x 8' 11" ( 4.24m x 2.72m )  
The breakfast kitchen has ceramic tiled flooring and has a range of base and wall mounted units with work surfaces over, one and a half bowl stainless steel sink with drainer, a range style cooker with extractor hood over, double glazed window to the rear, a door to the side utility room and a window into a passageway/storage area.

### **Rear Lobby/utility Room**

The utility room has ceramic tiled flooring, space and plumbing for washing machine and tumble dryer, a door to the garage and a back door to the rear garden, and a further door to a passageway leading to a secondary front door..

### **Conservatory**

19' x 12' 9" ( 5.79m x 3.89m )  
The conservatory is a versatile room which has a variety of different uses, has a brick base and upvc double glazed windows to three sides, two radiators and French doors to the rear garden.

### **Bedroom / Study**

9' 5" x 9' 1" ( 2.87m x 2.77m )  
The ground floor bedroom could also be used as a study or dining room, has a upvc double glazed window to the front and a radiator.

### **Ground Floor Bedroom**

10' 5" x 10' 3" ( 3.17m x 3.12m )  
The ground floor bedroom forms part of an extension and has a lovely aspect over the rear garden, there is a range of built in wardrobe space with a hanging rail and shelving, double radiator and upvc double glazed window to the side.

### **Shower Room**

The ground floor shower room is fully tiled and has a three piece suite comprising corner shower cubicle, low level wc, pedestal wash hand basin, radiator.

### **Landing**

The first floor landing has stairs rising from the ground floor, doors off to first floor rooms and a useful store room which has previously been a shower room.

### **Bedroom**

18' 3" x 11' 3" ( 5.56m x 3.43m )  
The first floor bedroom has dorma windows to the front and rear, three door built in wardrobes with hanging rails and shelving, access to the eaves storage and loft access, two radiator.





### **Bedroom**

15' 9" x 9' 2" ( 4.80m x 2.79m )

Bedroom has access to the eaves storage, upvc double glazed windows to the front and side elevations, radiator.

### **Shower Room**

The shower room has a suite comprising shower cubicle with shower over, low level wc, pedestal wash hand basin.

### **Gardens**

A particular feature of the property is the outside space, enjoying gardens to the front, side and rear. To the front there is a driveway providing off road parking and vehicular access to the garage, there is a front lawn with a small vegetable plot with a hedge to the front border and a gate to the side. To the side is a pathway, lawn and a timber garden shelter and shed. To the rear there is a private, enclosed garden with a patio seating area, steps leading up to the shaped lawn with well stocked and established flower borders, with fencing and hedging to boundaries.



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## Perry Close, Woodhouse Eaves Loughborough

- FABULOUS VILLAGE LOCATION
- FLEXIBLE FAMILY ACCOMMODATION
- LARGER THAN AVERAGE PLOT
- FOUR BEDROOMS
- TWO SHOWER ROOMS

Tenure: Freehold EPC Rating: C

offers in the region of

**£500,000**



**Ground Floor**



**First Floor**

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