



**Monsarrat Way, Loughborough**

**welcome to**

## **Monsarrat Way, Loughborough**

**\*\*A TRULY STUNNING FAMILY HOME\*\***Wow! A Fantastic, detached family home having undergone RECENT IMPROVEMENTS and with PLANNING PERMISSION for further extension. With FIVE bedrooms, two bathrooms, THREE RECEPTION Rooms and breakfast kitchen, VIEWING IS ESSENTIAL TO APPRECIATE!

### **Reception Hallway**

The property is entered via a upvc double glazed front door into the hallway, with carpeted flooring, stairs leading to the first floor, a door to the ground floor wc.

### **Ground Floor Wc**

The ground floor wc has a wash hand basin with tiled splashbacks and a low level wc.

### **Through Lounge**

24' 1" x 14' 2" maximum (7.34m x 4.32m maximum)  
The lounge has been altered to now provide a spacious living space, with laminate flooring with underfloor heating, two upvc double glazed windows to the front elevation, a stylish vertical radiator, a feature wall mounted electric fireplace with mantle over, inset ceiling spotlights and a door through to the dining room.

### **Dining Room**

8' 11" x 8' 8" (2.72m x 2.64m)  
The dining room has a door from the lounge, there is a continuation of laminate flooring from the living room, with Patio doors leading off to the conservatory to the rear and doors to the ground floor bedroom and kitchen.

### **Breakfast Kitchen**

16' 11" x 8' 9" maximum (5.16m x 2.67m maximum)  
The breakfast kitchen has ceramic tiled flooring and is fitted with a comprehensive range of base and wall mounted units with roll edge work surfaces over with matching back splash and tiles, there is an induction hob with extractor hood over, an electric oven, a one and a half bowl sink with drainer and mixer tap. There is space and plumbing for a washing machine and tumble dryer, with space for an American style fridge freezer, a upvc double glazed window to the rear, vertical radiator and doors leading to the front and rear.

### **Conservatory**

17' 4" x 11' (5.28m x 3.35m)  
The conservatory overlooks the rear garden with a brick base and upvc double glazed window to the side and rear elevations, ceramic tiled flooring, radiator, French doors leading to the rear garden.

### **Ground Floor Bedroom**

11' 2" x 10' 9" (3.40m x 3.28m)  
The ground floor bedroom has been created with multi-generational living in mind and has been created using the latest building regulations, with wheel chair friendly door access and a fire door. There is laminate flooring with underfloor heating, French doors leading onto the rear garden, radiator and a door to the ensuite.

### **Ensuite**

The ensuite has been beautifully appointed with a luxury suite, with underfloor heating under a porcelain tiled floor, with walls tiled in stylish contrasting wooden effect tiles with inset lighting, a walk in shower cubicle with chrome shower over, a wash hand basin with a drawers beneath, wc with closed cistern and a upvc double glazed window to the rear.

### **Landing**

The landing has stairs rising from the ground floor, inset ceiling spotlights, a upvc double glazed window to the side elevation and doors off to all first floor bedrooms.





### Bedroom One

19' 1" maximum x 9' 5" (5.82m maximum x 2.87m)  
Bedroom one has laminate flooring with underfloor heating, two upvc double glazed windows to the front, some built in shelving and hanging rails for clothes storage, a modern mirrored radiator, inset ceiling spotlights.

### Bedroom Two

12' x 11' 1" (3.66m x 3.38m)  
Bedroom two has laminate flooring, inset ceiling spotlights, a upvc double glazed window to the rear, a built in wardrobe with hanging rails and shelving, radiator.

### Bedroom Three

14' max into wardrobe x 11' 6" (4.27m max into wardrobe x 3.51m)  
Bedroom three has laminate flooring, inset ceiling spotlights, a built in wardrobe with hanging rails and shelving, a upvc double glazed window to the rear, radiator.

### Bedroom Four

11' 4" x 9' 3" (3.45m x 2.82m)  
Bedroom four has laminate flooring, inset ceiling spotlights, a built in wardrobe with hanging rails and shelving, radiator,

### Refitted Family Bathroom

The family bathroom has been recently refitted with a beautifully appointed suite, with ceramic tiled flooring and tiled walls, a P-shaped bath with shower over, a wc with closed cistern, wash hand basin with drawers beneath, an extractor fan and a upvc double glazed window to the rear.

### Garden Room

11' 10" x 10' 5" plus triangular reveal (3.61m x 3.17m plus triangular reveal)  
There is a brick outbuilding which is currently used as a store room, with power and lighting, a French door to the front and a upvc double glazed window to the side, which could easily be used as a home office, gym, playroom or garden room.

### Outside

Outside to the front there is a block paved driveway providing ample off road parking for several vehicles.  
To the rear there is a decked seating area, the garden is mainly laid to lawn with a further gravelled seating space, some raised flower beds and is fenced and enclosed to boundaries.

### Planning Consent

The current vendors have planning permission granted by Charnwood borough council under reference P/22/0607/2 for works to include a two storey side extension and a single storey extension to the rear.

### Agents Note

Please note that the wardrobes have been made to measure and are available by separate negotiation with the seller.



**view this property online** [williamhbrown.co.uk/Property/LBH113935](http://williamhbrown.co.uk/Property/LBH113935)



welcome to

## Monsarrat Way, Loughborough

- STUNNING DETACHED FAMILY HOME
- RECENTLY EXTENDED AND UPGRADED
- FURTHER PLANNING PERMISSION GRANTED
- MULTI-GENERATIONAL LIVING
- FIVE BEDROOMS

Tenure: Freehold EPC Rating: D

**£430,000**



**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.

**view this property online** [williamhbrown.co.uk/Property/LBH113935](http://williamhbrown.co.uk/Property/LBH113935)



Property Ref:  
LBH113935 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01509 214686**



[loughborough@williamhbrown.co.uk](mailto:loughborough@williamhbrown.co.uk)



22-23 Swan Street, LOUGHBOROUGH,  
Leicestershire, LE11 5BL



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**