



Forest Road, Loughborough

welcome to

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A MUST SEE A traditional bay-fronted detached family home which has been thoughtfully extended to offer deceptively spacious accommodation. In brief, comprising entrance hallway, two reception rooms, open-plan kitchen dining, downstairs wc, utility room, four bedroom and en suite to master.

Entrance Hallway

The property is entered via a composite front door into the reception hallway, which has an alarm keypad, radiator, stairs rising up to the first floor with wooden hand rail and balustrades with carpet runner and stair rods. There is a ground floor wc has a low level wc, a wash hand basin with tiled splashbacks, a upvc double glazed window to the side and additional useful under stairs storage.

Lounge

14' 9" maximum x 11' 11" (4.50m maximum x 3.63m)

The lounge has a light and airy feel with a five window bay overlooking the front elevation, a feature open fire place with decorative tiled inset and stone surround and hearth, there is a picture rail, radiator and a television aerial point.

Second Reception Room

13' 6" x 10' 7" maximum (4.11m x 3.23m maximum)

With an electric coal effect fire with stone surround and hearth, two upvc double glazed windows overlooking the side elevation, a picture rail and a store cupboard.

Utility Room

10' 1" x 8' 9" (3.07m x 2.67m)

The utility room has cushion flooring, base and wall-mounted storage units with work surfaces over and a one and half bowl sink drainer and swan neck tap, space and plumbing for a washing machine, further space for a tumble dryer, wall-mounted combination boiler, some built-in shelving, a upvc double glazed window to the rear, back door leading to the side and a door leading through to the family kitchen.

Open Plan Kitchen Dining Room

20' 9" x 19' 2" (6.32m x 5.84m)

This is indeed the focal point of the house and provides a central family hub for modern day time living and entertaining space. The room has solid oak flooring and has clearly defined seating and dining areas a range of base and wall mounted olive units with work surfaces over, there is space for a range style oven with fitted extractor hood, one and half bowl ceramic sink drainer, integrated dishwasher, a upvc double glazed window to the rear, two skylights, bi fold doors which open onto the rear garden. The dining area has inset ceiling spotlights and the living space has a feature brick fireplace with a cast iron log burning stove with a solid oak beam.

First Floor Landing

The first floor landing has stairs rising from the ground floor, has access to the loft, upvc double glazed window to the side and gives way to all first floor rooms.





Master Bedroom

13' 2" x 11' 4" (4.01m x 3.45m)

The master bedroom is a delightful master suite and enjoys open views to the rear garden, has a upvc double glazed window to the rear, a radiator, with a walk-in wardrobe, built-in wardrobe space, hanging rails and ensuite. The ensuite has a modern suite which has cushion flooring, a low level wc, a double shower cubicle with shower attachment and mixer tap over, pedestal hand wash basin and extractor fan inset ceiling spotlights and UPVC double glazed window to the rear.

Bedroom Two

15' maximum x 11' 10" maximum (4.57m maximum x 3.61m maximum)

With an open fireplace, picture rail, upvc double glazed bay window to the front elevation and upvc double glazed window to the side.

Bedroom Three

10' 6" x 10' 3" (3.20m x 3.12m)

With a cast iron fireplace with a tiled hearth, radiator and upvc double glazed window to the side.

Bedroom Four

8' 5" x 7' 5" (2.57m x 2.26m)

The fourth bedroom has carpeted flooring, a upvc double glazed window to the front, radiator and picture rail.

Family Shower Room

With a non-slip floor and a walk in shower enclosure with electric shower over, low level wc, airing cupboard and a upvc double glazed window to the side.

Outside

To the front there is a block paved driveway providing ample off road parking for numerous vehicles. To the side there is ample storage. To the rear, the rear garden provides fantastic outside entertainment space. There is a flagstone patio ideal for al fresco dining with raised borders and steps leading onto a gravel walkway. The edge is a sizeable shaped lawn with well stocked and established flower borders and leads to a further gravelled area and additional garden space beyond which could easily be used as an allotment or vegetable patch or somewhere to enjoy the evening sun.

Garage/workshop

21' 5" x 8' 10" (6.53m x 2.69m)

The garage provides useful storage or used as a workshop with power and light double timber doors to the front.



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Forest Road, Loughborough

- Traditional bay-fronted detached family home
- Thoughtfully extended
- Open-plan family dining kitchen & utility room
- Four well-proportioned bedrooms
- Downstairs wc, family shower room & en suite

Tenure: Freehold EPC Rating: E

offers over

£475,000



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