



Alan Turing Road, LOUGHBOROUGH

welcome to

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A four bedroom detached family home on the popular Grange Park development in Loughborough, well-presented boasting upvc double glazed windows, reception hallway, downstairs wc, lounge, open plan refit kitchen, utility room, four well-proportioned bedrooms with ensuite to master. Call 01509 214686.

Entrance

The property is approached via a pathway leading to the front door which leads into the entrance hallway which has double radiator stairs off to the first floor and doors off to all ground floor rooms.

Ground Floor Wc

Ground floor wc has a low level wc, half pedestal wash hand basin with tiled splashbacks and extractor with laminate flooring and radiator.

Open Plan Dining Kitchen

21' 2" x 9' 6" (6.45m x 2.90m)

Open plan dining kitchen has been refitted and has laminate flooring, provides spacious family accommodation, with a comprehensive range of base and wall mounted units work surfaces over an inset gas hob, with double electric oven and fitted extractor hood over, there is an integrated dishwasher, a wine fridge and freezer, a one and half bowl stainless steel sink with drainer, mixer tap and complementary tiled splashbacks, inset ceiling spotlights, upvc double glazed windows to the side and the front elevation, with french doors that open onto the rear garden and a door through to the utility room.

Utility Room

8' 10" x 6' 7" (2.69m x 2.01m)

Utility room has wood laminate flooring, some base and wall mounted units, a single stainless steel sink with drainer and tiled splashbacks, space and plumbing for a washing machine and tumble dryer, and a back door which opens onto the rear garden.

Living Room

21' 1" x 11' 4" (6.43m x 3.45m)

Living room has carpeted flooring, upvc windows to the front and the side elevation with a feature gas coal effect fire with stone hearth and back cloth, television aerial point and double radiator.

First Floor Landing

First Floor landing has inset ceiling spotlights, access to a boarded loft, an airing cupboard housing the water tank doors off to all first floor rooms.

Master Bedroom

12' 10" x 11' 5" (3.91m x 3.48m)

Master Bedroom has fitted wardrobes with hanging rails and shelving, a radiator and a upvc double glazed window to the front with a door to the ensuite.

Ensuite

Ensuite shower room has laminate flooring and a suite which comprises of a shower cubicle, shower over on mixer pedestal wash hand basin low level wc, a useful built in store, wall mounted towel rail, inset spotlights and upvc window to the front.

Bedroom Two

12' 9" x 9' 9" (3.89m x 2.97m)

Bedroom two has built in wardrobes with hanging rails and shelving, radiator and upvc double glazed window to the front.





Bedroom Three

9' 9" x 8' (2.97m x 2.44m)

Bedroom Three has a radiator and a upvc double glazed window to the side.

Bedroom Four

7' 11" x 8' 8" (2.41m x 2.64m)

Bedroom four has a radiator and a upvc double glazed window to the rear.

Main Bathroom

Main Bathroom has laminate flooring, has a three piece suite which comprises of bath, side glass shower screen, shower head over, low level wc, half pedestal wash hand basin, partially tiled walls, heated towel rail, inset ceiling spotlights and a upvc double glazed window to the side.

Outside

The property occupies a position which is off the main road with a pathway which leads to the front door, with a shaped lawn and hedge to the boundary and gated access to the rear. The rear garden has a private aspect and has a patio seating area with a further circular patio, a pathway which leads over a shaped lawn with well stocked and established flower and tree borders, being fenced and enclosed to the boundaries, with an outside tap and gated access to the rear parking. There is a blocked paved driveway providing ample off road parking and a detached double garage with twin up and over doors to the front.



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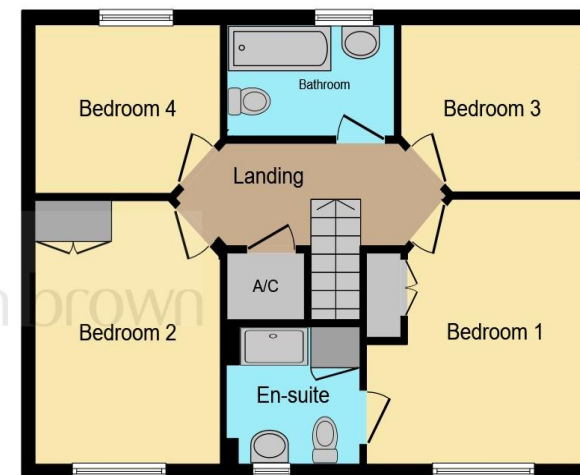
- Situated on Grange Park Development
- Four Well Proportioned Bedrooms
- Master bedroom with ensuite
- Open plan and refitted dining kitchen
- Utility room

Tenure: Freehold EPC Rating: C

£400,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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