



**Pytchley Drive, Loughborough**

**welcome to**

## **Pytchley Drive, Loughborough**

A SIMPLY STUNNING detached family home in a sought after location within Loughborough. In brief, comprising an entrance hallway, downstairs wc, lounge with kitchen diner, utility room, four well-proportioned bedrooms, en suite, four piece bathroom suite, driveway, garage and beautiful gardens!

### **Entrance Hallway**

The property is entered through very useful double composite doors into the hallway which has got tiled flooring, glass panelling to the stair case leading to the first floor, door to the wc, lounge and kitchen areas.

### **Downstairs Wc**

Comprising a low level wc, vanity wash hand basin, heated towel rail and a frosted double glazed window to the front.

### **Lounge & Kitchen-Diner**

29' Maximum across x 21' 2" Maximum across ( 8.84m Maximum across x 6.45m Maximum across )  
The lounge area has tiled flooring, radiators, a double glazed box-bay to the front and an open aspect to the dining area. This area offers plentiful space for dining table with bi-folds to the rear aspect.

The kitchen has a range of wall & base modern units with roll-edge work surfaces with the addition of an breakfast bar island unit. The appliances include, two electric ovens, induction hob, microwave, dishwasher, wine cooler and fridge freezer. There are tall radiators, under stairs store cupboard, spotlights to the ceiling, door to the rear lobby and hallway.

### **Rear Lobby & Utility Room**

There is a rear lobby with a door to the garden & personnel door to the garage with the added benefit of having a utility room which has space for the washing machine.

### **Landing**

The landing has carpeted flooring with a loft hatch that has a pull down ladder to a boarded loft, a radiator and doors to the bedrooms and bathroom

### **Bedroom One**

12' 10" to front of wardrobes x 10' 9" into recess (3.91m to front of wardrobes x 3.28m into recess)  
The master bedroom has two sets of built-in wardrobes, carpeted flooring, door to the en suite and a double glazed window to the front which has excellent views of the Outwoods.

### **En Suite**

A fully tiled en suite with a shower unit, vanity wash hand basin, low level wc, heated towel rail and a frosted double glazed window to the side.

### **Bedroom Two**

13' x 8' 7" (3.96m x 2.62m)  
With built-in wardrobes, carpeted flooring, a radiator and a double glazed window to the front.

### **Bedroom Three**

12' 6" x 9' 3" into recess (3.81m x 2.82m into recess)  
With carpeted flooring, a storage cupboard & airing cupboard, a radiator and a double glazed window to front.





### **Bedroom Four**

9' into recess x 9' 9" into recess (2.74m into recess x 2.97m into recess )  
With carpeted flooring, a radiator and double glazed window to the rear.

### **Bathroom**

A modern part tiled four piece suite comprising a bath, shower unit, low level wc, vanity wash hand basin and there are spotlights and double glazed window to the rear.

### **Outside**

Externally, the property sits on a beautifully established and well-maintained plot surrounded by mature trees, flower beds, patio trails and lawn areas. There is a gravel driveway to the front providing ample off-road parking for multiple vehicles, access to the garage and side access.



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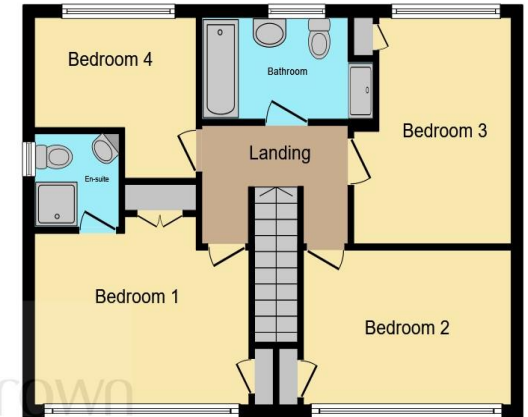
- Detached family home
- Four well-proportioned bedrooms
- Lounge with open-plan kitchen diner
- Downstairs wc, en suite & four piece bathroom
- Utility room & garage

Tenure: Freehold EPC Rating: C

**£475,000**



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](http://www.focalagent.com)

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Property Ref:  
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