



**Sharter Drive, Loughborough**

**welcome to**

## **Sharter Drive, Loughborough**

**\*\*FOR SALE\*\*** this vacant four-bedroom detached house on a delightfully quiet cul de sac position in Loughborough. Internal viewing is highly recommended to appreciate the accommodation on offer. Call 01509 214686 for a viewing.

### **Entrance**

Entrance to the property has tiled flooring, a storage cupboard and stairs leading up to the first floor.

### **Ground Floor Wc**

Ground floor wc has a upvc double glazed window, a low level wc with wash hand basin and tiled flooring.

### **Lounge**

11' 3" x 21' 4" (3.43m x 6.50m)

The lounge has carpeted flooring. a large upvc bay window to the front, a radiator and patio doors leading out to the rear garden.

### **Dining Room**

11' 3" x 10' 8" (3.43m x 3.25m)

The dining room has carpeted flooring, door leading to the kitchen, a feature wall and a radiator.

### **Kitchen**

22' 6" x 14' 11" (6.86m x 4.55m)

The kitchen is fitted with wall mounted and base units, roll edge worktops, space for a dishwasher and a fridge freezer, with tiled flooring throughout and two radiators, with two upvc double glazed windows to the side elevation.

### **Utility Room**

6' 5" x 5' 2" (1.96m x 1.57m)

The utility room is situated off the kitchen and has a single bowl sink with taps, a combination boiler and space for a washing machine.

### **Main Bedroom**

15' x 11' 9" (4.57m x 3.58m)

The main Bedroom has a upvc double glazed window, carpeted flooring, built in wardrobes with an ensuite and a radiator.

### **Ensuite**

The ensuite is fitted with a radiator, double electric shower, low level wc and wash hand basin.

### **Bedroom One**

9' 8" x 9' 6" (2.95m x 2.90m)

Bedroom one has carpeted flooring, a upvc double glazed window and a radiator.

### **Bedroom Two**

17' 10" x 11' 4" (5.44m x 3.45m)

Bedroom two has carpeted flooring, a upvc double glazed window and a radiator.

### **Bedroom Three**

11' 7" x 11' (3.53m x 3.35m)

Bedroom three has carpeted flooring, a upvc double glazed window and a radiator.

### **Family Bathroom**

7' 1" x 6' 6" (2.16m x 1.98m)

The family bathroom has partially tiled walls, upvc double glazed window and a three-piece suite including bath with shower over, low level wc, wash hand basin and a radiator.



### **Garden**

The garden is accessible via the patio doors and has a patio area and lawned garden which is fenced to boundaries.



### **Garage**

The garage is accessible via the driveway at the side of the property and benefits from power and light.



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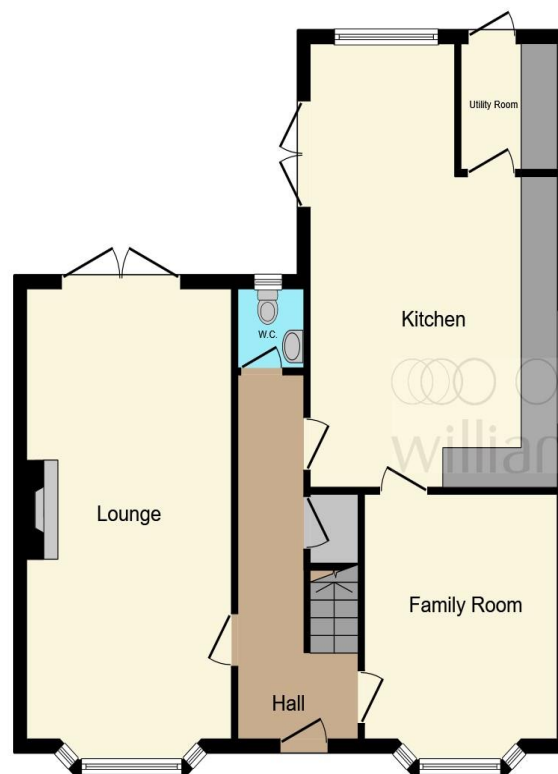
## Sharter Drive, Loughborough

- Detached Property
- Four well-proportioned Bedrooms
- Ensuite
- Fitted Kitchen
- Lounge with Bay Window

Tenure: Freehold EPC Rating: C

offers over

**£450,000**



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:  
LBH114637 - 0008

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