



Vale Close, LOUGHBOROUGH

welcome to

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****NO ONWARD CHAIN**** This deceptively spacious end town house occupying a pleasant end of cul de sac position on the popular Grange Park development in Loughborough. Internal viewing is highly recommended to appreciate the accommodation on offer. Call 01509 214686 for a viewing today!

Entrance

Entrance is via a front door into the entrance hallway which has laminate flooring, stairs off to the first floor, useful under stairs storage and doors off to all ground floor rooms.

Ground Floor Wc

There is a ground floor wc, half pedestal wash hand basin and a upvc double glazed window to the rear.

Kitchen

15' 3" x 7' 10" (4.65m x 2.39m)

The kitchen has laminate flooring and is fitted with a comprehensive range of base and wall units with roll edge work surfaces over. There is a one and a half bowl sink with drainer and mixer tap. There is an integrated dishwasher, washing machine and fridge freezer. There is a gas hob with overhead extractor and an electric oven and grill, inset ceiling spotlights and a upvc double glazed window to the front.

Dining Room/Bedroom Three

8' 9" x 7' 6" (2.67m x 2.29m)

Dining room has laminate flooring, double panel radiator, and French doors which open onto the rear garden. This room is currently being used as a dining room but could easily be used as a third bedroom.

First Floor Landing

First floor landing has stairs rising from the ground floor, has a further staircase leading to the second floor, has doors off to first floor rooms.

Lounge

15' 2" x 11' 7" (4.62m x 3.53m)

Lounge has a Juliette balcony with French doors which open inwards, providing an aspect over the front, a feature electric coal effect fire with stone effect surround and hearth, television aerial point and a radiator.

Bathroom

The bathroom has a tile effect floor and is fitted with a modern suite comprises of bath with shower over, half pedestal wash hand basin with tiled splashbacks, low level wc, useful built in storage cupboard, spotlights to the ceiling, extractor fan, a heated towel rail and a upvc double glazed window to the rear.

Second Floor Landing

Second floor landing has a dog leg staircase rising from the ground floor, access to the loft and a radiator with doors off to second floor rooms.

Bedroom One

11' 7" x 11' 1" plus door recess (3.53m x 3.38m plus door recess)

Bedroom one has two door built in wardrobes with hanging rails and shelving, coving to the ceiling, radiator a upvc double glazed window to the front and a door to the ensuite.





Ensuite

Ensuite has a suite that comprises of double shower cubicle with shower over, low level wc, pedestal wash hand basin with tiled splashbacks, heated towel rail. There is vinyl flooring, inset ceiling spotlights and an extractor fan.

Bedroom Two

11' 7" x 8' 11" (3.53m x 2.72m)
Bedroom two has a radiator and upvc double glazed window to the rear and coving to the ceiling.

Outside

To the front of the property there is a pathway which leads to the front door with side gated access to the rear. There is a driveway which is adjacent to the property and provides access to the garage and the rear garden has a patio seating area, has well stocked and established borders, is fenced to boundaries and has access to the garage via a rear personal door.



Garage

Garage has an up and over door to the front, power and light, and a rear personal door.



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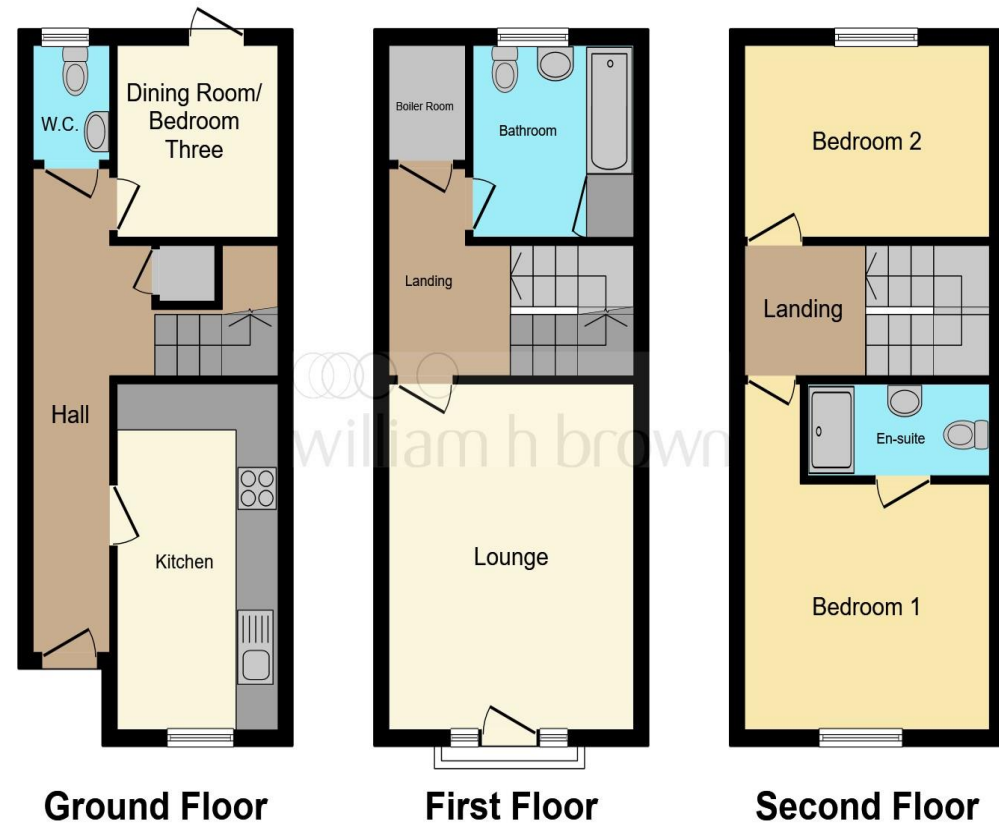
welcome to

Vale Close, LOUGHBOROUGH

- End Town House over three floors
- Grange Park Development
- UPvc Double glazing
- Gas Fire Central Heating
- Juliette Balcony

Tenure: Freehold EPC Rating: Awaited

£239,950



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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LBH114517 - 0005

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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



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



williamhbrown.co.uk