



Hubbard Road, Burton-On-The-Wolds

welcome to

Hubbard Road, Burton-On-The-Wolds Loughborough

****FOR SALE**** this four-bedroom detached family home arranged over three floors and occupying a pleasant position on this cul de sac in the popular village of Burton on the Wolds. Internal viewing is highly recommended to appreciate the accommodation on offer. Call Now! 01509 214686!

Entrance

Property is entered via a composite front door into the entrance hallway, has Karndean flooring, a radiator, cloakroom, stairs off to the first floor and doors off to all ground floor rooms.

Ground Floor Wc

There is a low level wc, wash hand basin with tiled splashbacks, a radiator and a upvc double glazed window to the side.

Study

8' 11" x 6' 1" (2.72m x 1.85m)

Study is fully fitted which is ideal for home working with a range of built in storage cupboards and drawers. UPvc double glazed window to the front and a radiator.

Kitchen

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

Continuation of Karndean flooring and is fitted with a range of base and wall mounted units with roll edge work surfaces over. There is a one and half bowl sink with drainer mixer tap and tiled splashbacks. Integrated induction hob with overhead extractor hood, double electric oven, built in microwave, integrated fridge freezer, integrated washer dryer, waste disposal unit, inset ceiling spotlights and LED lighting to the base units. UPVC double glazed window to the rear and an opening through to the family/dining room.

Family/Dining Room

16' 2" x 10' 3" (4.93m x 3.12m)

The family/dining room has a continuation of Karndean flooring, a vaulted ceiling, two radiators, upvc double glazed window to the side and French doors with full length windows which open onto the rear garden.

Lounge

16' x 9' 11" (4.88m x 3.02m)

Lounge has stairs rising from the ground floor and is a delightful room with a Juliette balcony overlooking the front elevation, French doors, a feature electric fireplace with hearth back cloth and wooden mantelpiece over and a television aerial point.

Principal Bedroom

12' 1" x 9' 3" (3.68m x 2.82m)

The principal bedroom has a range of fitted bedroom furniture including built in wardrobes with hanging rails and shelving, a radiator, a upvc double glazed window to the front and a door to the ensuite.

Ensuite

The ensuite is fully tiled and is fitted with a modern suite which comprises of shower cubicle with rainfall shower head over, pedestal hand wash basin, low level wc, chrome heated towel rail and extractor fan and a upvc double glazed window to the rear.





Bedroom Two

13' 8" to the front of wardrobes x 8' 6" (4.17m to the front of wardrobes x 2.59m)
Bedroom two has stairs rising from the first floor and has the airing cupboard incorporating the hot water tank gives way to all second floor rooms. Also has a range of built in bedroom furniture including two door wardrobes with hanging rails and shelving, has two Dorma windows overlooking the front elevation and a radiator.

Bedroom Three

11' x 9' 6" maximum measurements (3.35m x 2.90m maximum measurements)
Bedroom three has a range of built in bedroom furniture including four door built in wardrobes with hanging rails and shelving, a upvc double glazed window to the front and a radiator.

Bedroom Four

10' 1" x 7' 3" (3.07m x 2.21m)
Bedroom four has built in wardrobes with hanging rails and shelving, a radiator and UPVC double glazed window to the rear.

Family Bathroom

Family bathroom has been recently refitted with a stylish suite that comprises of bath with side screen and shower over with rainfall shower head, low level wc, wash hand basin, chrome heated towel rail, upvc double glazed window to the rear and is fully tiled.

Outside

To the front of the property there is a pathway which leads to the front door and an electric roller door which opens to the car port. The car port provides ample offroad parking and further access to the detached brick garage which has an up and over door to the front, power and light with a rear personnel door. The rear garden has been landscaped with a patio seating area with stoned steps, which lead down to a circular patio and pergola. There is a shaped lawn with well stocked and established flower borders, a timber garden shed and is fenced and enclosed to boundaries.



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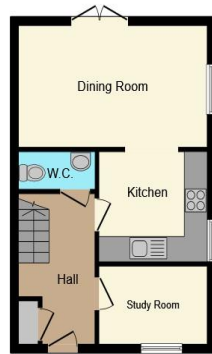
welcome to

Hubbard Road, Burton-On-The-Wolds Loughborough

- Four-bedroom detached family home
- Arranged over three floors
- Juliette Balconies and French Doors
- UPVc double glazing
- Gas central heating

Tenure: Freehold EPC Rating: C

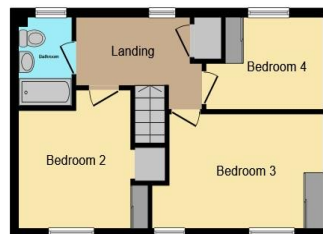
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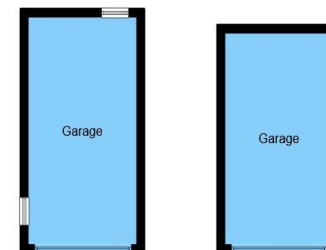
Ground Floor



First Floor



Second Floor



Outbuilding



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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Property Ref:
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