



Manor Drive, Loughborough

welcome to

Manor Drive, Loughborough

A FOUR BEDROOM EXTENDED FAMILY HOME, with two shower rooms and family bathroom, two reception rooms, kitchen and utility, a FABULOUS REAR GARDEN and ample parking, CALL NOW TO ARRANGE A VIEWING!

Entrance

The property is entered via a front door into a reception porch, which in turn opens to the reception hallway with doors off to ground floor rooms and stairs off to the first floor.

Lounge

19' 10" maximum x 13' 11" (6.05m maximum x 4.24m)
The lounge has a upvc double glazed window to the front, coving to the ceiling, radiator and an opening through to a further sitting space which has a upvc double glazed window to the rear.

Dining Room

14' x 11' 10" into recess (4.27m x 3.61m into recess)
The dining room has laminate flooring, coving to the ceiling, a upvc double glazed window to the front and a radiator.

Kitchen

11' 7" x 7' 4" (3.53m x 2.24m)
The kitchen has ceramic tiled flooring, a range of base and wall mounted units with work surfaces over, a single stainless steel sink with drainer, mixer tap and tiled splashbacks, space for an oven with an extractor hood over, space for a fridge freezer and a upvc double glazed window to the rear.

Utility Room

The utility room has space and plumbing for a washing machine and tumble dryer, a back door which leads to the rear garden.

Landing

The first floor has stairs rising from the ground floor, doors off to all rooms.

Bedroom One

12' into recess x 15' (3.66m into recess x 4.57m)
Bedroom one has two upvc double glazed windows to the front, a radiator and a door to the ensuite.

Ensuite

The ensuite has panelled walls, a suite comprising of corner shower cubicle with shower over, low level wc and a wash hand basin.

Bedroom Two

11' 9" x 7' 2" (3.58m x 2.18m)
Bedroom two has a upvc double glazed window to the front, radiator.

Bedroom Three

6' 1" x 12' 4" (1.85m x 3.76m)
Bedroom three has a upvc double glazed window to the rear, radiator.

Bedroom Four

17' 4" x 11' 10" (5.28m x 3.61m)
Bedroom four has a upvc double glazed window to the front, radiator.





Bathroom

11' 9" x 7' 3" (3.58m x 2.21m)

The bathroom is fully tiled with a four piece suite comprising a double ended bath, shower cubicle with shower over, a half pedestal wash hand basin and a low level wc, a upvc double glazed window to the rear.

Outside

Outside to the front there is a driveway providing off road parking, fencing to the boundaries and side access to the rear.

The rear garden is larger than average for the property type, has a patio seating area and is mainly laid to lawn with a timber garden shed, fencing to boundaries.



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- EXTENDED FAMILY HOME
- FOUR BEDROOMS
- TWO SHOWER ROOMS AND FAMILY BATHROOM
- TWO RECEPTION ROOMS
- KITCHEN AND UTILITY

Tenure: Freehold EPC Rating: C

offers over

£280,000



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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Property Ref:
LBH114225 - 0004

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