



Nicolson Road, Loughborough

welcome to

Nicolson Road, Loughborough

A well-presented four-bedroom detached home in the HOLYWELL SCHOOL CATCHMENT area in Loughborough with entrance hallway, lounge/diner, kitchen, ground floor cloakroom, conservatory, four bedrooms, a family bathroom, integral garage and front and rear gardens.

Entrance

The property is entered via a UPVC double glazed door and provides access to the living room, kitchen and stairs rising to the first floor.

Lounge/Diner

27' x 10' 6" (8.23m x 3.20m)

Lounge/diner offers double glazed bay fronted windows, gas fireplace, laminate flooring, two radiators, access to the kitchen and double-glazed sliding door to the conservatory.

Conservatory

13' 2" x 12' 7" (4.01m x 3.84m)

The conservatory offers French double-glazed doors to the rear garden, tile flooring and an electric radiator.

Kitchen

16' x 9' 5" (4.88m x 2.87m)

The kitchen offers laminate flooring, UPVC double glazed windows to the rear, gas hob and cooker, sink with drainer, plumbing for a washing machine and space for a dryer and fridge/freezer, a range of wall and base units, partially tiled walls and a radiator.

Cloakroom

The ground floor wc offers tiled flooring and walls, low flush wc, hand wash basin, extractor fan and a radiator.

Landing

The landing provides access to all first floor rooms and houses the access to the loft which is partially boarded and insulated.

Bedroom One

14' 1" x 9' 5" (4.29m x 2.87m)

Bedroom one offers double glazed windows to the front elevation, carpets and a radiator.

Bedroom Two

12' 4" x 8' 1" (3.76m x 2.46m)

Bedroom two offers double glazed windows to the front, carpet, storage cupboard and a radiator.

Bedroom Three

10' 5" x 7' 7" (3.17m x 2.31m)

Bedroom three offers double glazed windows to the rear, carpet and a radiator.

Bedroom Four

9' 1" x 7' 6" (2.77m x 2.29m)

Bedroom four offers wooden style laminate flooring, double glazed windows to the rear and a radiator.

Bathroom

The family bathroom offers tiled flooring, double glazed windows to the rear, panel bath with electric shower overhead, hand wash basin, wc, heated towel rail, extractor fan and a radiator.



Outside

Externally, the property benefits from driveway parking on the front garden, side access to the rear garden which is laid to lawn with a patio seating area and a shed.



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- FOUR BED DETACHED
- HOLYWELL CATCHMENT AREA
- INTEGRAL GARAGE
- FOREST SIDE OF LOUGHBOROUGH
- CUL DE SAC LOCATION

Tenure: Freehold EPC Rating: C

£385,000



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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