



**Bagley Close, Loughborough**

**welcome to**

## **Bagley Close, Loughborough**

**\*\*FOR SALE\*\*** this beautifully presented and well extended three-bedroom detached family home occupying a pleasant cul de sac position in the sought after residential district of Loughborough. Internal viewing is highly recommended so call now on 01509 214686!

### **Entrance**

The property is entered via a UPVC double glazed front door, with stairs off to the first floor with useful understairs storage, double radiator and doors off to all ground floor rooms.

### **Ground Floor Wc**

The ground floor wc has vinyl flooring and a two-piece suite comprising of wash hand basin with tiled surround, low level wc and a upvc double glazed window to the front.

### **Lounge**

22' 6" x 11' 1" maximum ( 6.86m x 3.38m maximum )  
The lounge diner has a dual aspect with a upvc double glazed window to the front and patio doors that open onto the rear garden. There is a dado rail, there is a flueless gas fire, two radiators, coving to the ceiling and a double radiator.

### **Breakfast Kitchen**

19' 8" x 9' 8" maximum ( 5.99m x 2.95m maximum )  
The dining kitchen has been extended, has ceramic tiled flooring and is fitted with a range of wall and base mounted units with a breakfast bar seating area, integrated appliances including dishwasher and washing machine, one and half bowl sink with drainer, mixer tap and tiled splashbacks, space for a range style cooker with stainless steel extractor fan over, a UPVc double glazed window to the rear and a back door which opens onto the rear garden.

### **Floor Landing**

The first-floor landing has stairs rising from the ground floor, access to a partially boarded loft and doors off to all rooms.

### **Bedroom One**

12' 8" x 11' 3" ( 3.86m x 3.43m )  
Bedroom one has a double panelled radiator and a upvc double glazed window to the rear.

### **Bedroom Two**

11' 3" x 8' 11" ( 3.43m x 2.72m )  
Bedroom two has a double panelled radiator and a upvc double glazed window to the front.

### **Bedroom Three**

9' 9" x 9' 9" ( 2.97m x 2.97m )  
Bedroom three has a upvc double glazed window to the rear and a radiator.

### **Bathroom**

The bathroom has vinyl flooring and a three-piece suite comprising of bath with side shower screen and shower over, low level wc, pedestal wash hand basin, a radiator and a upvc double glazed window to the front and an airing cupboard housing the combination boiler.



## Outside

Outside to the front of the property there is a driveway providing ample offroad parking and access to the garage, with a shaped front lawn and a canopy porch leading to the front door. The rear garden is a delightful entertaining space with a patio seating area and a raised deck with balustrades. There is a shaped lawn with a pathway leading to a further decked seating space and is fenced and enclosed to boundaries.



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- Detached Family Home
- Cul De Sac
- Gas Central Heating
- UPVC Double Glazing
- Ground Floor WC

Tenure: Freehold EPC Rating: D

**£290,000**



**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:  
LBH114780 - 0006

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