



**Forest Road, Loughborough**



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## **Forest Road, Loughborough**

**\*\*FOR SALE\*\*** This individual property is situated upon a large garden plot providing potential for development with extensive accommodation including two kitchens, five bedrooms, three bathrooms and ample parking. A rare visitor to the market with huge scope and varied appeal.

### **Entrance**

The property is entered via a glazed front door which leads to a reception hall, has an internal door which opens through to the principal living room.

### **Principal Living Room**

21' 11" maximum x 20' 9" maximum ( 6.68m maximum x 6.32m maximum )

The principal living room has wooden parquet flooring, is a light and airy room with a picture window overlooking the rear garden, a superb brick feature fireplace with a standing cast iron log burning stove with stainless steel chimney and a tiled hearth. There is a picture rail, lighting, television aerial point and internal door to a lobby and a door to the rear lobby.

### **Kitchen One**

12' 7" x 9' 11" ( 3.84m x 3.02m )

Kitchen one has vinyl flooring and is fitted with a modern range of base and wall mounted units with roll edge work surfaces over. There is a one and a half bowl sink with drainer, mixer tap and tiled splashbacks. There is space for a gas hob and oven with an extractor hood, space and plumbing for a dishwasher, space for a fridge freezer, ample room for a dining table and chairs with upvc double glazed doors which open onto the rear garden.

### **Internal Lobby**

There is an internal hall which has stairs rising to the first floor and a door to the secondary dining kitchen.

### **Dining Kitchen**

25' maximum x 9' 8" ( 7.62m maximum x 2.95m )

This space is currently split into two clearly defined areas. The kitchen area has vinyl flooring, is fitted with a range of base and wall mounted units with work surfaces over, there is an integrated gas hob with overhead extractor, a one and half bowl sink with a mixer tap and tiled splashbacks, a useful built in pantry, a upvc double glazed window to the rear, a space for a fridge freezer and an opening through to a further space which is used as a seating area. This room could easily be adapted to provide multi-generational living space or further reception room and has an internal door to the ground floor rear lobby.

### **Ground Floor Side Lobby**

The ground floor side lobby has side access to the side of the property, a door to the utility room and a door to the workshop.

### **Utility Room**

11' 2" x 6' 1" ( 3.40m x 1.85m )

The utility room has ceramic tiled flooring, a low level wc, a single stainless-steel sink, plumbing for a washing machine.

### **Ground Floor Wc**

The ground floor wc is situated towards the rear of the ground floor, has vinyl flooring, a low level wc, wash hand basin with tiled splashbacks and a upvc double glazed window to the side.





### Workshop

16' 7" x 8' 1" ( 5.05m x 2.46m )

The workshop was previously used as a garage and is bricked up to the front with a personnel door, has an internal door and houses the gas meter and boiler.

### First Floor Landing

The first-floor landing has stairs rising from the ground floor and provides access to the loft with a dropdown ladder and gives access to the first-floor rooms.

### Bedroom One

12' 11" x 10' plus door recess ( 3.94m x 3.05m plus door recess )

Bedroom one has a upvc double glazed window to the rear and side elevation, a radiator and a door to the ensuite.

### Ensuite

The ensuite has been recently refitted, has tiled flooring, and a suite that comprises of shower cubicle with shower over, wash hand basin set into a vanity unit with storage beneath, a low level wc which is operated by a saniflo system and inset ceiling spotlight.

### Bedroom Two

14' 10" x 10' 1" ( 4.52m x 3.07m )

Bedroom two has built in storage with hanging rails and shelving, a double panel radiator and upvc double glazed French doors which open onto a balcony.

### Bedroom Three

17' 2" x 10' 9" ( 5.23m x 3.28m )

Bedroom three has built in storage with hanging rails and shelving, upvc French doors opening onto the rear balcony and a radiator.

### Bedroom Four

17' 2" x 10' 8" ( 5.23m x 3.25m )

Bedroom four has a range of built in wardrobes with hanging rails and shelving and upvc French doors that open onto the rear balcony.

### Bedroom Five

16' 9" x 10' maximum ( 5.11m x 3.05m maximum )

Bedroom five has a radiator, upvc double glazed doors which open onto the rear balcony.

### Bathroom One

Bathroom one has a three-piece suite comprising of bath with shower over, a low level wc, a wash hand basin, vinyl flooring and an airing cupboard incorporating a hot water cylinder.

### Bathroom Two

Bathroom two is fitted with a three-piece suite that comprises of bath with electric shower over, low level wc, wash hand basin, vinyl flooring and an airing cupboard incorporating a hot water cylinder.

### Outside

To the outside the property occupies an extensive mature plot with access via a private drive to the side and a driveway providing ample parking for numerous vehicles and access to a detached garage. There is a raised deck seating area and a covered patio and the mainly laid formal lawn with a range of well stocked and established flower and shrub borders with mature trees and is fenced and enclosed to boundaries.

### Garage

There is a detached brick garage with an up and over door to the front and a window to the side.

### Agents Note

The property occupies a substantial mature plot with driveway providing vehicular access to the side. We understand that the drive is owned by number 248 however a neighbouring property 248a Forest Road retains a strip to the top of the driveway as a right of way.

### Rear Garden

The rear garden provides a potential for a future development opportunity subject to the usual planning and access consents.



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## Forest Road, Loughborough

- A UNIQUE HOME ON THE FOREST SIDE
- POTENTIAL BUILDING PLOT (STPP)
- SCOPE FOR HMO CONVERSION (STPP)
- FIVE DOUBLE BEDROOMS
- BALCONY OVERLOOKING THE REAR

Tenure: Freehold EPC Rating: C

# £550,000



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**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:  
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