



**Barden Close, Loughborough**

**welcome to**

## **Barden Close, Loughborough**

**\*\*NO ONWARD CHAIN\*\*** is this deceptively spacious four-bedroom detached family home occupying a corner position in this sought after cul de sac in Loughborough. Internal viewing is highly recommended to appreciate the accommodation on offer so call now for a viewing!

### **Entrance**

The property is entered via a front door into the entrance hallway which has stairs rising to the first floor, a radiator and stairs off to the first floor with the alarm keypad.

### **Ground Floor Cloakroom**

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

### **Lounge**

21' 8" x 12' 2" maximum ( 6.60m x 3.71m maximum )  
The lounge is a light room with a dual aspect with a upvc double glazed window to the front elevation, patio doors that open onto the rear garden, there is a feature gas coal effect fire with brick surround and hearth. There are two radiators and a door to the kitchen.

### **Kitchen**

11' 8" x 11' 4" ( 3.56m x 3.45m )  
The kitchen has vinyl flooring and is fitted with a range of base and wall mounted units with roll edge work surfaces over, single stainless-steel sink with drainer and tiled splashbacks, space and plumbing for a washing machine, there is a gas hob with double electric oven, a wall heater, telephone point, upvc double glazed window to the rear and a back door leading to the rear garden.

### **First Floor Landing**

The first-floor landing has stairs rising from the ground floor, with the airing cupboard incorporating the central heating boiler and access to an insulated loft and a upvc double glazed window to the side.

### **Bedroom One**

11' 5" x 10' 11" maximum ( 3.48m x 3.33m maximum )  
Bedroom one has a range of fitted bedroom furniture including four door built in wardrobes with hanging rails and shelving with storage above, there is also a dresser unit with drawers, there is a radiator and a upvc double glazed window to the front.

### **Bedroom Two**

8' 6" x 6' 6" ( 2.59m x 1.98m )  
Bedroom two has a upvc double glazed window to the rear, fitted bedroom furniture including built in wardrobes with hanging rails and shelving and a radiator.

### **Bedroom Three**

10' 10" x 8' 7" maximum ( 3.30m x 2.62m maximum )  
Bedroom three has a upvc double glazed window to the rear, built in wardrobe with hanging rails and shelving and a radiator.

### **Bedroom Four**

10' 7" x 7' 1" ( 3.23m x 2.16m )  
Bedroom four has a upvc double glazed window to the front and a radiator.





### **Bathroom**

The bathroom is fully tiled and has a suite comprising of bath with shower over, pedestal wash hand basin, low level wc, electric shaver point, a radiator and a upvc double glazed window to the rear.

### **Outside**

The property occupies a corner position with the gardens to the rear and the side. To the front of the property there is a pathway leading over a shaped lawn with side gated access to the rear. The rear garden has a patio seating area with a pathway and stepping stone slabs leading over a shaped lawn with well stocked and established flower borders, space for a timber garden shed and water butts, a brick boundary wall, side gated access to the front and access to the garage. There is a driveway also to the rear of the property which gives access to the detached brick garage.

### **Detached Garage**

The detached brick garage has an up and over door to the front and a rear personnel door.



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## Barden Close, Loughborough

- No Onward Chain
- Four Well-proportioned Bedrooms
- Cul De Sac Position
- Gas fired Central Heating
- UPVC Double Glazing

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

fixed price

**£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](http://www.focalagent.com)

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Property Ref:  
LBH114808 - 0009

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