



**Laburnum Way, Loughborough**

**welcome to**

## **Laburnum Way, Loughborough**

This beautifully presented family home comes to the market, ideal for any family looking to upsize to a large four-bedroom detached property. Viewings are highly advised.

### **Entrance Hallway**

Double glazed door to front and understairs storage cupboard. Double glazed windows and wooden laminate flooring.

### **Downstairs Cloakroom**

WC, wash hand basin, partially tiled walls, radiator and double-glazed window to side

### **Lounge**

16' 1" x 11' 2" ( 4.90m x 3.40m )  
Double glazed window to side, double glazed French doors leading through to the conservatory, fireplace and radiator.

### **Conservatory**

Double glazed window and tiled flooring.

### **Dining Room**

10' 1" x 9' 2" ( 3.07m x 2.79m )  
Double glazed window to front and radiator.

### **Office Room**

7' 4" x 9' 9" ( 2.24m x 2.97m )  
Double glazed window to front, fitted storage cupboards throughout and radiator.

### **Kitchen**

17' x 10' 8" ( 5.18m x 3.25m )  
Fitted kitchen with a range of wall and base units. Double glazed window to rear and door leading through to the garden area. Also comprises of a sink and drainer unit, additional work surfaces and partially tiled walls. In addition there is an integrated electric oven with gas hob, space for washing machine, integrated dishwasher, space for fridge/freezer, radiator and central heating boiler.

### **First Floor Landing**

Stairs from the entrance hallway. Airing cupboard, loft access which is insulated and radiator.

### **Bedroom One**

11' 6" x 10' 5" ( 3.51m x 3.17m )  
Double glazed window to rear, built in wardrobes and radiator.

### **En-Suite**

Double glazed obscured window to rear, double shower cubicle, wash hand basin, WC, partially tiled walls and radiator.

### **Bedroom Two**

9' 2" x 8' 10" ( 2.79m x 2.69m )  
Double glazed window to front, built in wardrobes and radiator,

### **Bedroom Three**

8' 5" max x 9' 5" ( 2.57m max x 2.87m )  
Double glazed window to rear and radiator.







### **Bedroom Four**

8' 1" x 8' 7" ( 2.46m x 2.62m )  
Double glazed window to front and radiator.

### **Bathroom**

Double glazed obscured window to side, radiator, bath with mixer taps and shower attachment, wash hand basin, WC and partially tiled walls.

### **Front Garden**

The front garden is mainly laid to lawn and large driveway.

### **Rear Garden**

The rear garden is a lawn area with floral borders, seating area, outside shed with fenced boundaries and beautifully presented, with access through to the garage.

### **Garage**

16' 7" x 8' 3" ( 5.05m x 2.51m )  
With power and up and over doors.

### **Agents Notes**

Please be aware that these photos are historic and the condition may differ.



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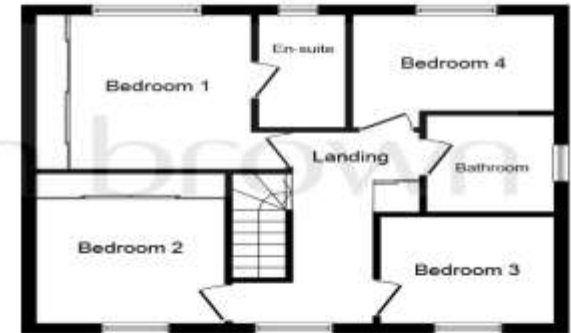
- Detached
- Four Bedrooms
- Three Reception Rooms
- Conservatory
- Beautifully Presented

Tenure: Freehold EPC Rating: C

**£425,000**



**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property.  
Plan not to scale.

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Property Ref:  
LBH114990 - 0004

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