



Oliver Road, Loughborough

welcome to

Oliver Road, Loughborough

FOR SALE An opportunity to purchase a deceptively spacious and well positioned four-bedroom detached family home within walking distance of Loughborough town centre and close by to local schools including the Loughborough endowed schools. The property is well maintained by the present owner.

Entrance

The property is entered via a upvc double glazed front door into the entrance hallway. The entrance hallway has ceramic tiled flooring, a radiator, stairs rising to the first floor and doors off to ground floor rooms.

Lounge

14' 4" x 13' 2" (4.37m x 4.01m)

The lounge has laminate flooring, upvc double glazed window to the front elevation, a feature brick fireplace with brick hearth and cast-iron log burning stove, coving to the ceiling and an opening through to the dining room.

Dining Room

9' x 9' 11" (2.74m x 3.02m)

The dining room has a continuation of laminate flooring from the lounge, a radiator, a dado rail and patio doors which open onto the rear garden with a door to the dining kitchen.

Dining Kitchen

19' 4" x 8' 11" (5.89m x 2.72m)

The dining kitchen has ceramic tiled flooring, a range of base and wall mounted units with roll edge work surfaces over, there is a one and a half bowl ceramic sink with swan mixer tap and complementary tiling. There is space and plumbing for a washing machine and dishwasher with space also for a tumble dryer. There is a gas hob, stainless steel overhead extractor fan, double electric oven and inset ceiling spotlights, upvc double glazed window to the rear and a door to the inner porch. The inner porch has an internal door to the ground floor shower room with a back door leading to the side.

Ground Floor Shower Room

Ground floor shower room is partially tiled and has a shower cubicle with electric shower over, wash hand basin with a low level wc and a upvc double glazed window to the side.

First Floor Landing

First floor landing has stairs rising from the ground floor. There is a gallery landing, upvc double glazed window to the front, a radiator and doors off to all first-floor rooms and access to the loft via a drop-down ladder.

Bedroom One

13' 1" x 9' 1" (3.99m x 2.77m)

Bedroom one has a upvc double glazed window to the rear, a radiator and a useful built in storage wardrobe with hanging rails and shelving.

Bedroom Two

13' 2" x 10' (4.01m x 3.05m)

Bedroom two has a upvc double glazed window to the front, useful built in storage and a radiator.

Bedroom Three

11' 10" x 9' 4" (3.61m x 2.84m)

Bedroom three has a upvc double glazed window to the front and a radiator.



Bedroom Four

9' 1" x 7' 4" (2.77m x 2.24m)

Bedroom four has a upvc double glazed window to the rear and a radiator.

Bathroom

The bathroom is fitted with a three-piece suite including bath with shower over, pedestal wash hand basin, low level wc and a upvc double glazed window to the rear.

Outside

To the front of the property there is a gravelled driveway providing offroad parking for several vehicles, there is a boundary wall to the front with fencing to the side boundary and side gated access to the rear. To the rear of the property there is a flagstone patio seating area with a retaining wall with steps leading up to a shaped lawn with well stocked and established flower borders. There is a further patio space to the rear with dining space with some raised beds a timber log store outside tap and fencing to boundaries.



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welcome to

Oliver Road, Loughborough

- Detached family Home
- Deceptively Spacious
- Walking Distance of Town Centre
- UPVC Double Glazing
- Gas Fired Central Heating

Tenure: Freehold EPC Rating: E

offers over

£400,000



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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Property Ref:
LBH115123 - 0003

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