



Forest Road, Loughborough

welcome to

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****FOR SALE**** this immaculate four bedroom detached property located within the popular town of Loughborough, The property benefits from gas central heating and upvc double glazing. Internal viewing is highly recommended to appreciate the accommodation on offer.

Entrance

Entrance to the property is via a upvc double glazed door into the entrance hallway which has stained hardwood flooring, under stairs storage, doors to all ground floor rooms and a stained-glass window.

Ground Floor Wc

The ground floor wc has tiled walls, a upvc double glazed window to the rear elevation, a low level wc, a radiator and a hand wash basin.

Lounge

18' 3" into bay x 14' (5.56m into bay x 4.27m)
The lounge has a upvc bay window to the front elevation, a upvc double glazed window to the side elevation, an original fireplace, carpeted flooring and coving to the ceiling.

Dining Room

13' 2" x 13' 2" (4.01m x 4.01m)
The dining room has a upvc double glazed window to the side elevation, carpeted flooring, a radiator, an original fireplace, coving to the ceiling and a sliding door to the conservatory.

Conservatory

10' x 9' 6" (3.05m x 2.90m)
The conservatory is eight years old and has electric, along with upvc double glazed windows, with a bifold door and a double-glazed door to the rear.

Kitchen

13' 8" x 10' 2" (4.17m x 3.10m)
The kitchen has a upvc double glazed window to the rear elevation, an island, storage cupboards, a radiator, an integrated fridge, a pantry, oven and gas hob, tiled walls and vinyl flooring.

First Floor Landing

The first-floor landing has stairs rising from the ground floor, carpeted flooring, a upvc double glazed window to the side elevation and an airing cupboard housing the hot water tank.

Bedroom One

18' 5" into bay x 14' 3" (5.61m into bay x 4.34m)
Bedroom one has a bay window to the front elevation, carpeted flooring, coving to the ceiling, a radiator and fitted wardrobes with hanging rails and shelving.

Bedroom Two

10' 1" x 13' 1" (3.07m x 3.99m)
Bedroom two has a upvc double glazed windows to the rear and side elevations, carpeted flooring and the ensuite bathroom.

Ensuite

The ensuite has a three-piece suite comprising of shower cubicle with shower over, a low level wc, and a hand wash basin. The ensuite also has vinyl flooring and an extractor fan.





Bedroom Three

13' 3" x 9' 1" (4.04m x 2.77m)

Bedroom three has a upvc double glazed window to the rear elevation, a loft hatch, carpeted flooring and a radiator.

Bedroom Four

12' 9" x 9' 3" (3.89m x 2.82m)

Bedroom four has a upvc double glazed window to the front elevation, storage cupboard over the garage, a radiator and wooden floorboards.

Loft

The loft is insulated but is partially boarded and has no pull-down loft ladder.

Bathroom

The bathroom is fitted with a four-piece suite comprising of panel bath, shower cubicle with shower over, low level wc and hand wash basin. The bathroom has tiled walls, vinyl flooring, a radiator and a upvc double glazed window to the rear elevation.

Outside

To the front of the property there is gated access to the side with access to the garage. To the rear of the property there is a shed, mature shrubs and trees, laid to lawn and is fenced and enclosed to boundaries with a coal store storage located at the side of the garage.



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welcome to

Forest Road, Loughborough

- Detached Property
- Gas Central Heating & Upvc Double Glazing
- Four Well-Proportioned Bedrooms
- Sought after 'Forest side' of town
- Private Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£475,000



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:
LBH115233 - 0010

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